SINGLETON COUNCIL

LOCAL STRATEGIC PLANNING *Statement*

2041

SINGLETON
COUNCIL

ADOPTED BY COUNCIL:
MONTH YEAR

ENDORSED BY THE NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT:
MONTH YEAR

ACKNOWLEDGEMENT

Singleton Council acknowledges the Wanaruah and Mindaribba people as the Traditional Custodians of the land of which the Singleton Local Government Area is a part, and pays its respects to their elders past, present and emerging.

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CONTENTS

1 INTRODUCTION

MAYORS MESSAGE | 6
MESSAGE FROM THE GENERAL MANAGER | 6
ABOUT THIS STATEMENT | 8

2 PLANNING CONTEXT

POLICY FRAMEWORK | 12
OUR PLACE IN OUR REGION | 14
REGIONAL CONTEXT MAP | 15
OUR LOCAL ADVANTAGES + OPPORTUNITIES | 16
SNAPSHOT OF THE LGA | 17
OUR LOCAL PROFILE | 18

3 OUR STRATEGIC VISION

VISION 2041 | 24
STRUCTURE PLAN MAP | 25

4 THEMES + PRIORITIES

PLANNING THEMES + PRIORITIES SUMARY | 28
THEME 1: OUR PEOPLE | 29
THEME 2: OUR PLACES | 32
THEME 3: OUR ENVIRONMENT | 35
THEME 4: OUR ECONOMY | 45

5 PRIORITY PLANNING

STRATEGIC GROWTH AREAS | 58

LOCAL CHARACTER PRECINCTS | 60

6 IMPLEMENTATION

MONITORING + REPORTING | 66

GOVERNANCE + COLLABORATION | 66

SUPPORT INFRASTRUCTURE | 67

FUNDING + INVESTMENT | 67

7 STRATEGIC ALIGNMENT

ALIGNMENT WITH THE COMMUNITY STRATEGIC PLAN (CSP) | 70

ALIGNMENT WITH THE HUNTER REGIONAL PLAN (HRP) | 72

ALIGNMENT WITH OTHER PLANS | 74

A APPENDIX

END NOTES | 76

GLOSSARY | 78

REFERENCES | 78

ATTACHMENTS | 80

A1 | CONSIDERATIONS FOR PLANNING PROPOSALS | 80

A2 | CONSISTENCY WITH MINISTERIAL DIRECTIONS | 81

LIST OF FIGURES

Figure 1 How to read this Statement

Figure 2 CSP + LSPS Diagram

Figure 3 Singleton LGA and Regional Context

Figure 4 Singleton LGA Structure Plan

Figure 5 Environmental Protection + Conservation Map

Figure 6 Flooding Areas Map

Figure 7 Bushfire Prone Land Map

Figure 8 Drinking Water Catchment Map

Figure 9 Waste Management Map

Figure 10 Geothermal Energy Potential Map

Figure 11 Other Renewable Energy Potential Map

Figure 12 Singleton Bypass Map

Figure 13 Major Transport Routes Map

Figure 14 Viticulture Map

Figure 15 Extractive Industries Map

Figure 16 Concept Urban Buffers Map

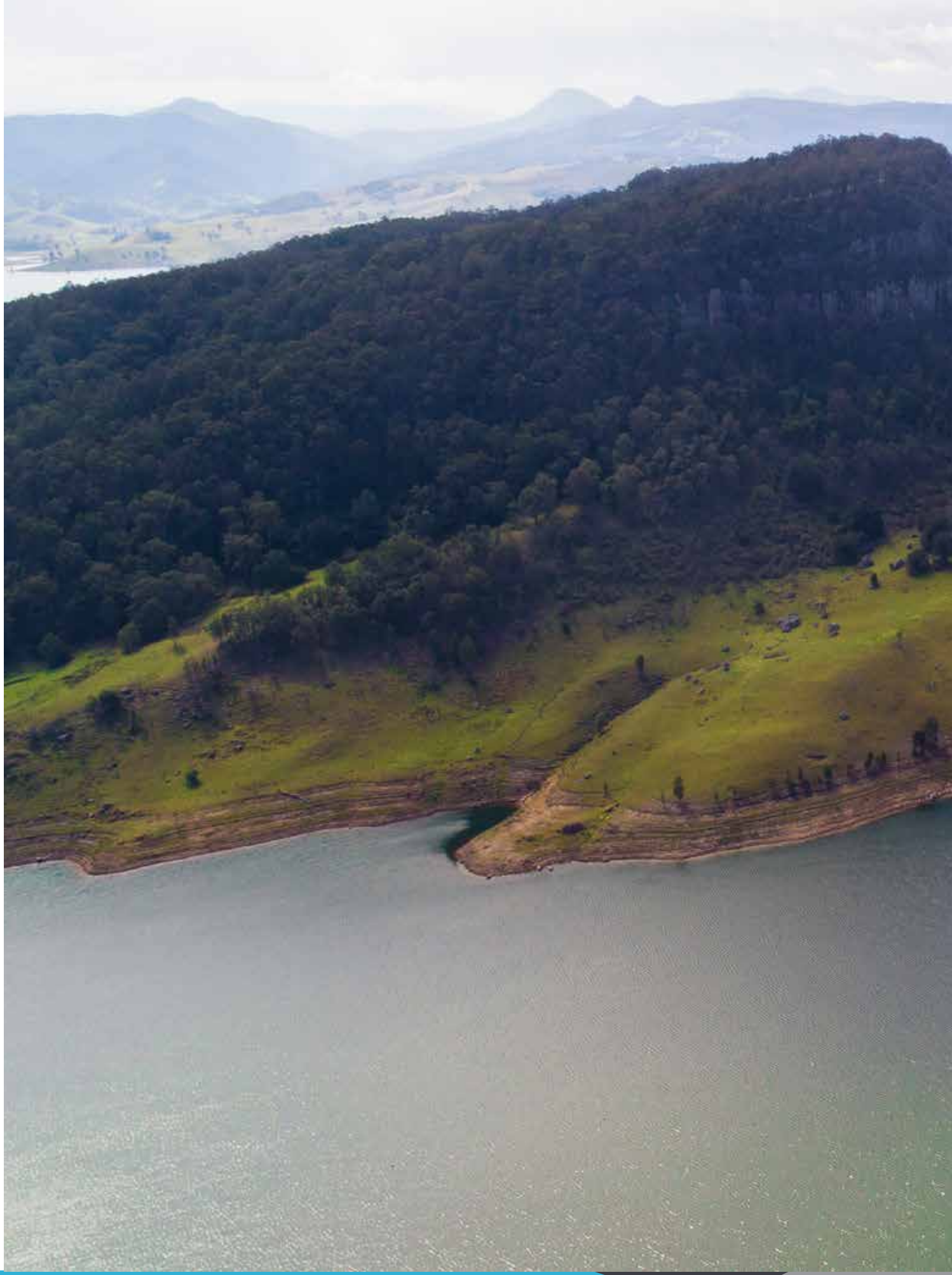
Figure 17 Growth Areas Map

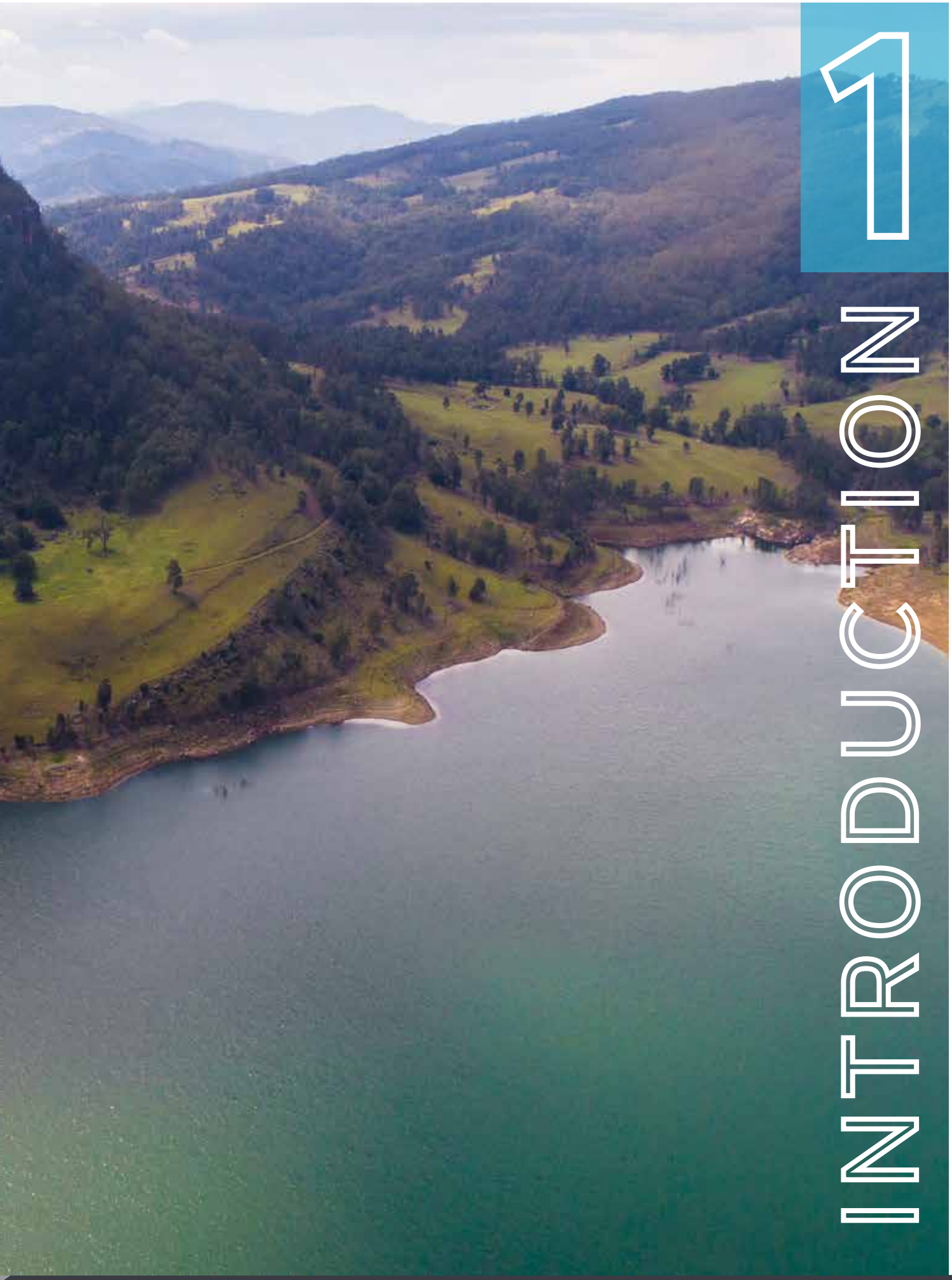
Figure 18 Local Character Precincts Map

Figure 19 Local Character Precincts Map

ABBREVIATIONS

AEP	Annual Exceedance Probability
ABS	Australian Bureau of Statistics
CSP	Community Strategic Plan
DCP	Development Control Plan
DPI&E	Department of Planning, Industry and Environment
GDP	Gross Domestic Product
HRP	Hunter Regional Plan
IPART	Independent Pricing and Regulatory Tribunal
LEP	Local Environmental Plan
LCP	Local Contributions Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
WSUD	Water Sensitive Urban Design





1 INTRODUCTION

FROM THE Mayor

Singleton holds a special place not only in the Hunter, but NSW at large – offering a rural lifestyle with all the cosmopolitan luxuries of city living, without a single traffic light between our border and the major metropolitan area of Sydney.

Yet Singleton's importance to the NSW economy and status as a centre for industry and innovation means our area is anything but rustic. We are a natural target for economic advancement and the advantages that come with it, including residential growth.

What's more, it's essential that we position ourselves to grow, transform and diversify to keep pace with the rest of NSW, Australia and the world to ensure the prosperity of our community now and into the future.

But progress is a delicate balancing act with preserving everything we love about living, working and visiting Singleton today. In the race to be an industry leader into the future, we must also retain the historical significance as well as those qualities that make our area so special.

That's why the Local Strategic Planning Statement 2041 is an important document to guide land use and development in the Singleton local government area for the next 20 years, as well as present the key strategies, policies and actions to deliver our community's vision for Singleton.

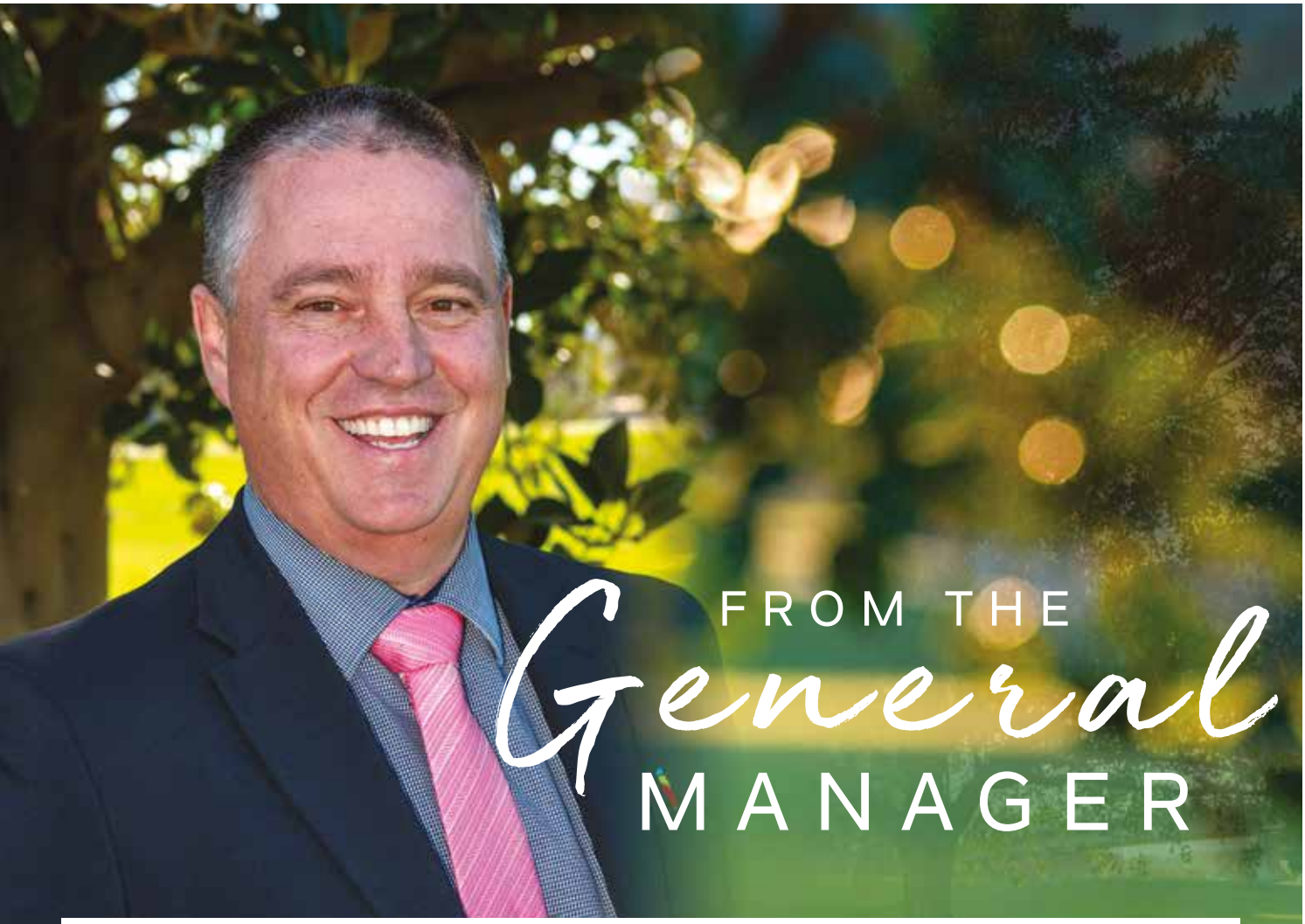
This Statement was developed from feedback and consultation with our community, applying measures to address the issues that were raised in consultation and in support of the delivery of the Singleton Community Strategic Plan.

Ensuring the continued availability of land that meets the needs of the community, while minimising the potential for land use conflict, is key. The document also reinforces and supports Council's advocacy for the State and Federal infrastructure required to support economic growth, as well as meet the needs of an expanding population.

The Local Strategic Planning Statement 2041 presents an exciting and comprehensive prospect for the future of Singleton. As we commemorate the bicentenary of the European exploration of Singleton in 2020, it could not be more appropriate that we're already planning for the milestones to come.

Cr Sue Moore

Mayor of Singleton



FROM THE General MANAGER

As a high level strategic document, the Local Strategic Planning Statement 2041 establishes the 20-year vision for how the Singleton local government area will be in the future in terms of its land uses, activities, land forms and built forms.

But at its fundamental level, the Statement is a consensus of a long-term vision for Singleton, providing a practical framework for Council to ensure any land use planning is in keeping with the direction that has been set by our community.

The most important word in this document is “local”. Our community has a very defined view of what Singleton should look like now and into the future, as illustrated in our Community Strategic Plan. This Statement gives us a very clear pathway to how that can and will be achieved from a land use planning perspective.

Growing and diversifying the local industry mix, delivering community infrastructure, improving the housing mix and minimising land use conflicts are just some of the key issues that have been identified as critical for Singleton’s continued growth and success.

Valuing and protecting our heritage, a growing emphasis on sustainability and achieving environmentally sound and aesthetically pleasing development outcomes will also continue to be high on the list of planning focus areas.

Having said that, the Statement does not exist in isolation and incorporates the expectations of government agencies, as established by the Hunter Regional Plan, State Government policies and guidelines to ensure the vision for Singleton meets legislative frameworks and requirements.

This Statement is in itself part of the legislative framework, representing a new phase in the NSW planning system. But again I highlight that its significance is felt more keenly at the local level. This is an instrument to allow Council to act in accordance with our community’s vision for the future of Singleton, ensuring decision making is transparent and consistent. It is insurance and assurance for the people across the Singleton local government area that we are working to create the community they told us they wanted.

Jason Linnane
General Manager

ABOUT THIS STATEMENT

CONSULTATION

This Statement has been informed by a range of community engagement processes undertaken by Council, including the:

- Singleton Land Use Strategy Review – 2016/2017
- Singleton Community Strategic Plan, Community Engagement Program – 2017
- Singleton Village Master Plans Consultation – 2015
- Singleton Town Centre Master Plan Consultation 2012/2013

The consultation approach for the draft Statement has been set out through the Stakeholder Engagement and Communication Plan (SECP) for the Singleton Local Strategic Planning Statement. An exhibition period of not less than 45 days has been applied by the SECP to allow sufficient time for community feedback on the Statement. This period exceeds the minimum timeframe established by Schedule 1 of the *Environmental Planning and Assessment Act 1979.*

This Statement has been developed based on the Council's understanding of what the community has told us and from detailed analysis of the range of issues that our LGA presently faces and is likely to face over the coming decades.

THE COMMUNITY TOLD US:

- Singleton's central location in the Hunter Region is ideal and it has great road access to major centres such as Maitland, Port Stephens, Newcastle and Sydney.
- Housing development could deliver improved outcomes in terms of available housing types, lot sizes, affordability, design, lifestyle, amenity and sustainability;
- We need to prepare for an aging population, with particular consideration being given to over 55's style housing, retirement accommodation, infrastructure, facilities and services.
- We need to retain youth/younger persons in the LGA through such measures as provision of facilities and services that target the needs of youth/younger persons;
- The connectivity and availability of public transport could be improved, particularly in relation to the number of passenger train services available per day, accessibility from Hunterview and Singleton Heights; and availability in village areas;
- Diversification of the local industry base needs to commence now in order to be prepared for a post-mining economy and protect against industry-specific economic fluctuations;
- Opportunities to provide more environmental living zoned land around Wattle Ponds should be investigated given the existing high take-up of development lots in that location.
- The ongoing viability of major industries in the LGA, such as the Singleton Army Base, extractive industries, agriculture, viticulture and rural tourism, need to be protected;
- Maintaining up-to-date information and plans to guide management of natural disasters such as flooding and bushfire, is important, particularly in consideration of forecasted climate change impacts;
- The land use controls that apply to rural areas should be regularly reviewed to ensure suitable measures are in place to avoid and mitigate land use conflict, protect natural resources, maintain amenity, deliver suitably sized and shaped lots, cluster compatible land uses and protect the ongoing viability of rural industries;
- Additional guidance is needed to support heritage controls and to improve the communities awareness of the significance of heritage items and places;
- A review of the zoning and purpose of the Whittingham Industrial Estate should be undertaken to ensure that it is still suitable to provide for existing and future needs;
- The impacts and opportunities associated with the proposed New England Highway Singleton bypass route need to be investigated and suitable measures put in place to manage impacts and take advantage of relevant opportunities;
- Protection and enhancement of the environment is important.

HOW TO READ THIS STATEMENT

The diagram which follows sets out the structure and key features of this Statement. Depending on the purpose for which this Statement is being used, it can be read from start-to-finish or persons may go straight to the section of the document relevant to their purpose.

1 PLANNING CONTEXT

- Provides a snapshot of land uses as they presently exist in Singleton and identifies key planning focus areas for the future.

2 OUR STRATEGIC VISION

- Provides the agreed upon 20 year vision for land use and development in the Singleton LGA

3 OUR PLANNING THEMES + PRIORITIES

- Establishes strategic policy positions and sets actions in response to planning priorities, grouped according to themes from the Council's Community Strategic Plan.
- Provides background information on the important local planning issues that have informed the planning priorities, strategic policy positions and actions of this Statement.

4 PRIORITY PLANNING AREAS

- Identifies geographical locations and places requiring further investigation, a tailored planning response, activation or a specific management response; so as to meet the needs of the growing and changing population.

5 IMPLEMENTATION, MONITORING +REPORTING

- Provides the rationale for monitoring and reporting on the progress of completing the actions contained in this Statement, to ensure that they their delivery is timely and aligned with resourcing capabilities.

6 STRATEGIC ALIGNMENT

- In tabular format, shows how this Statement aligns with the relevant requirements of the Council's Community Strategic Plan, the Hunter Regional Plan and other relevant plans.

Figure 1 How to read this Statement

2 PLANNING CONTEXT

PLANNING CONTEXT

POLICY FRAMEWORK

This Statement has been prepared under Section 3.9 of the Environmental Planning and Assessment Act 1979 and, under the requirements of that Act, must be reviewed at least once every seven years.

As a high-level strategic document, this Statement establishes the 20 year vision for how the Singleton LGA will be in the future in terms of its land uses, activities, land forms and built forms. The planning priorities contained in this Statement provide the rationale, strategic policy positions and actions that will help us navigate us towards that vision.

Under the requirements of Section 3.9 of the *Environmental Planning and Assessment Act 1979*, Local Strategic Planning Statements must identify the following as a minimum:

- the basis for strategic planning in the area, having regard to economic, social and environmental matters;
- the planning priorities for the Council area that are consistent with the relevant regional and (if applicable) district plans applying to the area;
- the actions required for achieving those planning priorities; and
- how the Council is to monitor and report on the implementation of the actions.

  Operating parallel to this Statement as well as guiding this Statement, is the Council's Community Strategic Plan, which is a plan that is required to be prepared by Council under Section 402 of the *Local Government Act 1993. (Refer to figure 2)*

The Community Strategic Plan has regard to economic, social, environmental and governance matters. It identifies the main priorities and aspirations of the community and reflects them in a wide range of local strategies and plans, including this Local Strategic Planning Statement.

Following an ordinary election of councillors, Council must review its Community Strategic Plan before the 30 June following the election. Council elections occur every four years, which provides for future reviews of this Statement and the Community Strategic Plan to be aligned and inform each other.

Whilst the Community Strategic Plan helps guide the full range of Council activities, the focus of this Statement is primarily on land use and the variety of factors that inform land use planning decisions and outcomes. In addition to delivering on local priorities, this Statement helps deliver a number of regional priorities (at the local level) identified by the Hunter Regional Plan.

The Hunter Regional Plan is a regional strategic plan prepared under Section 3.3 of the *Environmental Planning and Assessment Act 1979*. Not only does this Statement help implement directions and actions from the Hunter Regional Plan at the local level, it's also a mechanism for showing the region how the Singleton LGA will continue to establish itself in the region.

As this Statement identifies how the Council will exercise its planning functions, it has direct influence on the following local planning documents, which help deliver the majority of the planning outcomes identified by this Statement:

- Local Environmental Plan
- Development Control Plan
- Local Contributions Plan
- Community Participation Plan

This Statement also informs and is informed by a variety of other plans, strategies and documents including, but not limited to:

- Upper Hunter Strategic Regional Land Use Plan (September 2012)
- Singleton Land Use Strategy (June 2008)
- Branxton Subregion: Land Use Strategy and Structure Plan (June 2016)
- Integrated Water Cycle Management Plan - Volumes 1 & 2 (July 2010)
- Singleton Council Water Technical Report for Development Servicing Plan (May 2005)
- Lower Hunter Water Plan (January 2014)
- Singleton Council Sewerage Technical Report for Development Servicing Plan (May 2005)
- Singleton Flood Study: Final Report (March 2007)
- Wollombi Brook Flood Study: Final Report (November 2016)
- Singleton Bush Fire Risk Management Plan (March 2011)
- Singleton Socio-Economic Development Strategy 2019-2024 (TBD)
- Singleton Lifestyle Plan for older people (April 2015)
- Singleton Sustainability Strategy 2019-2027 (TBD)
- New England Highway Singleton Bypass Options Assessment: Preferred Option Report (December 2016)

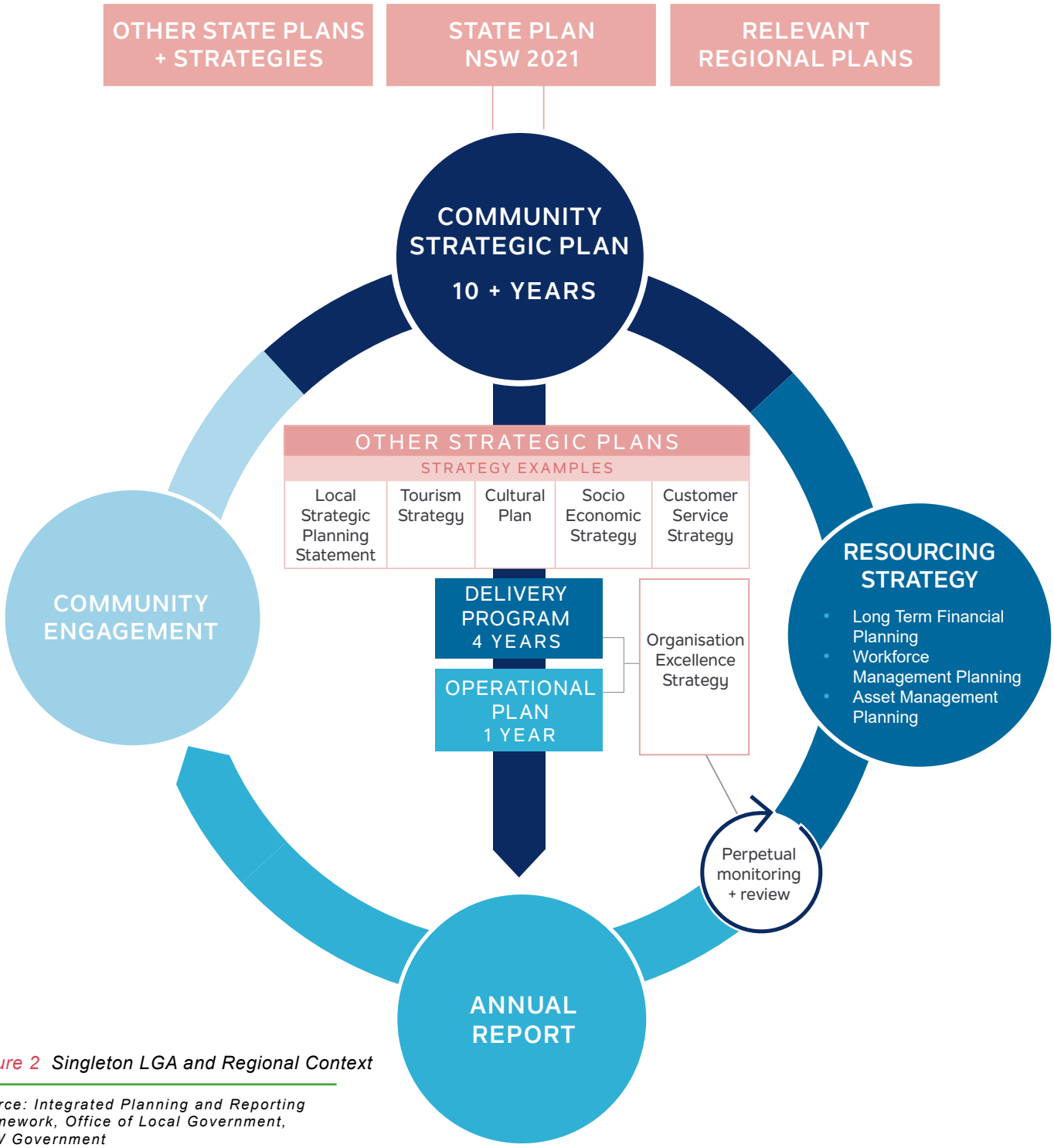


Figure 2 Singleton LGA and Regional Context

Source: Integrated Planning and Reporting Framework, Office of Local Government, NSW Government

OUR PLACE IN OUR REGION

Geographically, the Singleton LGA is located in the central lower section of the Hunter region and is within the eastern portion of the Upper Hunter subregion.

Within the Hunter Region, the Singleton LGA shares borders with the Cessnock LGA, Dungog LGA, Maitland LGA, Muswellbrook LGA and the Upper Hunter LGA.

Outside of the Hunter Region, the Singleton LGA shares borders with the Hawkesbury LGA, Lithgow LGA and Mid-Western LGA. The proximity of Singleton to other centres allows for a transient workforce and reinforces housing development in the central and central-eastern parts of the LGA. The Hunter River and Wollombi Brook are major waterways that flow through the LGA and their floodways are considered to be the main contributors to flood impacts in the LGA during major flood events.

The Singleton LGA comprises larger areas of national park land and more open cut coal mining land than any other LGA in the Hunter region. The LGA is traversed by a number of inter-regional transport corridors, including the Great Northern Railway line, the New England Highway, the Golden Highway, Putty Road and part of the Hunter Expressway.

A variety of landforms can be found in the LGA, including the rainforest areas of Mount Royal, the vast bushland of Howes Valley and Putty, the escarpments and rock faces of the Brokenback Ranges, Howes Valley and Mount Royal, the rolling hills and rural landscapes of Lambs Valley, Mount Olive, Glendonbrook and Goorangoola, the open waterbodies of Lake St Clair and Glennies creek dam, the Hunter River and Wollombi Brook floodplains, the viticultural and rural tourism landscapes of Pokolbin, Milbrodale and Broke Fordwhich; as well as the built-up areas of the Singleton Township, Hunterview, Singleton Heights, Wattle Ponds, Gowrie and Mt Thorley (just to name a few).

The Singleton LGA has the third largest land area in the Hunter region, behind the Mid Coast LGA and Upper Hunter LGAs. Whilst the Singleton LGA has the fourth smallest population amongst the Hunter Region LGAs, it is also on the fringe of the Greater Newcastle Metropolitan area and contains a large part of Huntlee New Town, which has been identified as a major future growth area for the region.

In terms of economic output, the Singleton LGA presently generates the sixth highest dollar value of economic output in the Hunter Region in front of the Cessnock LGA, Dungog LGA, Muswellbrook LGA and Upper Hunter LGA. The Singleton LGA also has the third lowest rate of unemployment in the Hunter region.

The Socio-Economic Indexes for Areas (SEIFA) of the Australian Bureau of Statistics ranks Singleton as having less socio-economic disadvantage than observed in Newcastle and across NSW. A significant proportion of Singleton's workforce earn over $100,000 per annum, which is representative of the success of local industry.

Singleton Council is a member Council of the Hunter Joint Organisation, which facilitates improved cooperation across regional Councils, with government agencies and enhanced service delivery through resource sharing and working together. This membership provides an ideal mechanism for Council to elevate local issues to the regional level.

REGIONAL CONTEXT MAP

Figure 3 *Singleton LGA and Regional Context*

KEY

- Hunter Regional Plan Subregions
- Branxton Subregion
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line

OUR LOCAL ADVANTAGES + OPPORTUNITIES

STRATEGIC ADVANTAGES

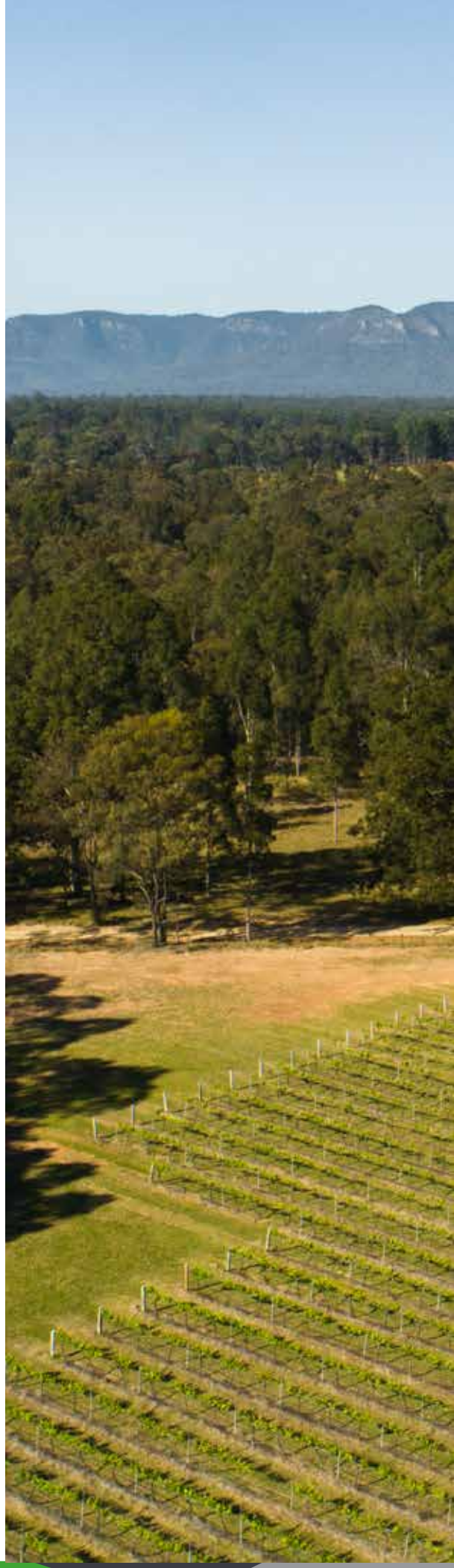
Key strategic advantages of the Singleton Local Government Area include:

- The LGA is located centrally within the Hunter Region, providing great access to the wide variety of offerings in the region, including access to the Greater Newcastle Metropolitan Area, the coastline and associated beaches, viticultural districts, natural landscapes and more.
- Through the New England Highway, Golden Highway and Great Northern Railway, the LGA has great transportation linkages.
- The LGA has a significant amount of land available for development growth, including (but not limited to) growth areas in Branxton, Gowrie, Singleton Heights, Obanvale, Hunterview, Wattle Ponds, Jerrys Plains, Lower Belford, Whittingham and McDougall's Hill.
- The economy of Singleton is thriving, with a number of major industries operating in the LGA, including mining, defence, tourism, viticulture and manufacturing.

OPPORTUNITIES FOR GROWTH + INNOVATION

Areas where there are ideal opportunities for Singleton to grow and innovate include:

- Diversifying the mix of housing styles, types and typologies available in the LGA so as to better accommodate the changing housing needs of the community. The following housing focus areas are of particular relevance:
  - Affordable housing
  - "Over 55's" lifestyle living
  - Ratio of single dwellings to medium density housing
  - Semi-rural housing
- Diversifying the mix of industries in the LGA, such as:
  - Innovative energy and renewables industries
  - The agricultural sector
  - Professional, scientific and technical services
  - Manufacturing and processing
  - Aged care, health care and social assistance
  - Training and education
- Delivery of leading practice outcomes for post-mined land, which would involve collaborative pre-planning and investigation.
- Protecting, conserving and better utilisation of the natural, historic and cultural landscapes of the LGA in a manner that is sustainable and respectful and does not detract from significance and meaning associated with the landscapes.
- Enhancing the liveability of centres through character planning and public domain works.



SNAPSHOT OF THE LGA

EXISTING LAND USE BREAKDOWN

The Singleton LGA currently has approximately:

1,965 HECTARES
Residential zones

194 HECTARES
Business zones

419 HECTARES
Industrial zones

15,137 HECTARES
Special purpose zones

311 HECTARES
Recreational zones

181,779 HECTARES
Environmental protection zones

1,566 HECTARES
Waterway zones

287,960 HECTARES
Rural zones

92,302 HECTARES
Coal mining lease + exploration land

OUR LOCAL PROFILE

POPULATION

AGE GROUPS	2016	BY 2036 (projected)	% CHANGE
Babies > (0 to 4)	1,800	1,850	3%
Primary school (5 to 11)	2,480	2,780	11%
Secondary school (12 to 17)	2,040	2,310	12%
Tertiary education (18 to 24)	2,330	2,360	1%
Young workforce (25 to 34)	3,600	3,600	0%
Parents homebuilders (35 to 49)	5,050	6,050	17%
Older workers (50 to 59)	3,200	3,300	3%
Retirees (60 to 69)	2,250	2,650	15%
Seniors (70 to 84)	1,600	2,950	46%
Elderly aged (85+)	350	800	56%

HOUSEHOLD TYPES	2016	BY 2036 (projected)	% CHANGE
Couples with children	3,500	3,950	11%
Couples only	2,650	3,250	18%
One parent families	850	950	11%
Other families	100	100	0%
Group household	250	200	-25%
Lone person	1,850	2,400	23%

2016 CENSUS

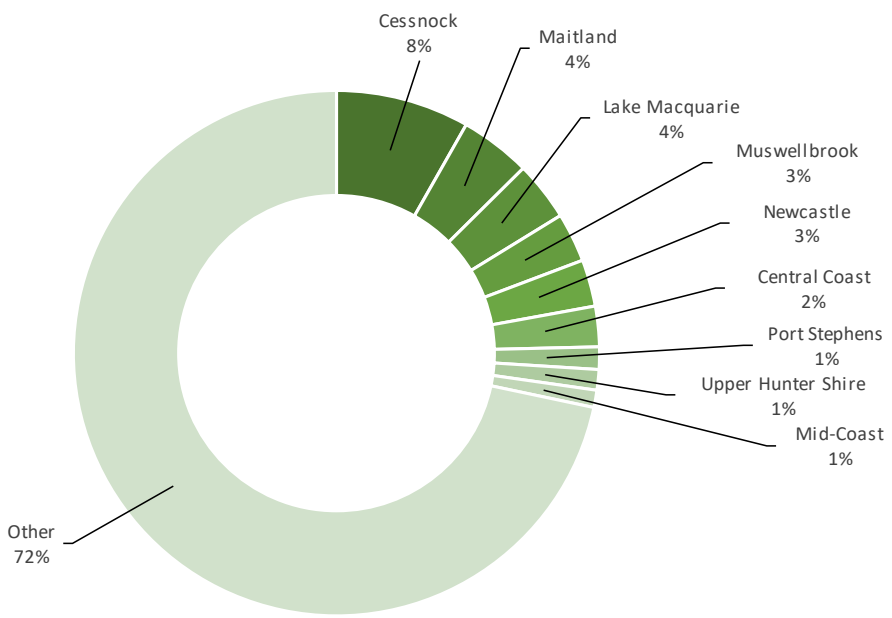
Population of the Singleton LGA population was **22,900**

BY 2036

Based on figures issued by the NSW Department of Planning, Industry & Environment in 2016, the population is projected to grow to **28,600 (25% increase)** based on a medium growth rate scenario.

The percentage of the local population attending primary and secondary school, becoming parents, building homes, as well as the percentage of persons aged 60+ is expected to substantially increase by 2036, placing additional demands on support infrastructure (including social, recreational, educational, health, aged care, transport and utility infrastructure).

MIGRATION OUT OF SINGLETON LGA BY DESTINATION LGA (2011-2016)



UNIVERSITY QUALIFICATION

3,198
PERSONS

TRADE QUALIFICATION

5,220
PERSONS

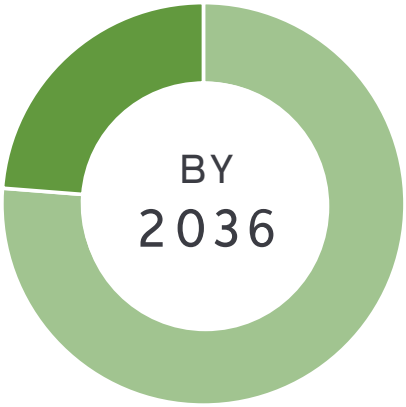
HOUSING

2016 CENSUS

The Singleton LGA had **10,200 dwellings**

The Singleton LGA is projected to have 12,200 dwellings (20%) by 2036 (medium growth scenario), with growth occurring mainly in urban and environmental living areas

A Housing Strategy is to review the housing mix of the LGA and opportunities for diversification of the housing stock. Compact housing opportunities are to be investigated in locations with good access to public open space, public transport and grocery shopping facilities.



96% of housing is single dwelling houses and **4%** is other dwelling types

76% of housing is single dwelling houses and **24%** is other dwelling types (aiming for **20%** increase in medium density dwellings by **2036**)

EMPLOYMENT

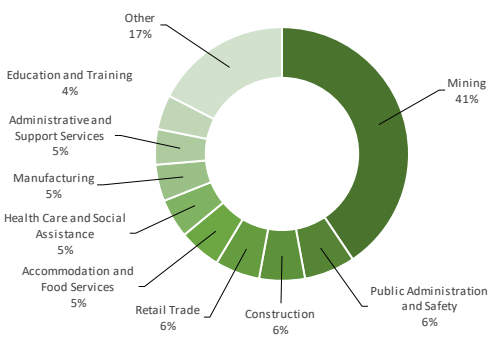
AVERAGE INCOME RANGE	%
$1 - $7,799	1%
$7,800 - $15,599	2%
$15,600 - $20,799	3%
$20,800 - $25,999	7%
$26,000 - $33,799	4%
$33,800 - $41,599	7%
$41,600 - $51,999	4%
$52,000 - $64,999	8%
$65,000 - $77,999	8%
$78,000 - $90,999	6%
$91,000 - $103,999	7%
$104,000 or greater	43%
	TOTAL 100%

By far, the largest employer in the Singleton LGA is the mining industry, which employs people from across the Hunter region as well as outside of the region.

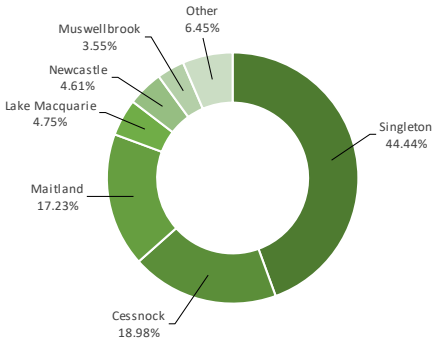
In order to minimise impacts on employment rates from downturns in the mining industry; as well as to plan for the eventual winding down of coal mining activities in the LGA, steps need to be taken during the life of this plan to grow other industries in the LGA, so as to better balance the local industry base.

Consideration will also need to be given to the skills base left from mining sector and the importance of the Singleton LGA for providing employment regionally.

EMPLOYMENT BY INDUSTRY (2016 CENSUS)



EMPLOYEES - LGA OF USUAL RESIDENCE (2016 CENSUS)



4.2%

UNEMPLOYMENT RATE (2019)

50.13%

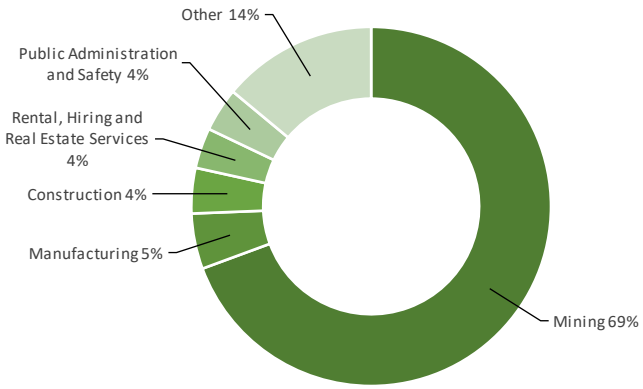
PARTICIPATION RATE (2018)

ECONOMY

An Employment Lands Strategy is to review the LGA industry mix and identify opportunities for diversification of industries.
Key focus areas for the strategy include:

- Economic impacts associated with the Singleton New England Highway Bypass
- Services and facilities required for urban areas, youth and older persons
- Building and site adaptable re-use and redevelopment opportunities
- Opportunities for renewable energy production facilities and waste resource re-use facilities
- Economic feasibility of infrastructure
- Strengthening of the agricultural sector
- Managing potential land use conflicts
- Planning for a post-mining local economy

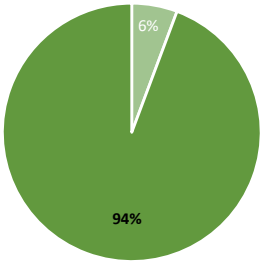
GROSS DOMESTIC PRODUCT BY INDUSTRY (REMPLAN 2018)



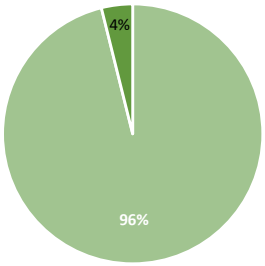
Industries in the Singleton LGA contributed **$11,621.954 million** to the economy in 2018

Comparatively, industries across the entire Hunter Region contributed around **$109,804.214 million**

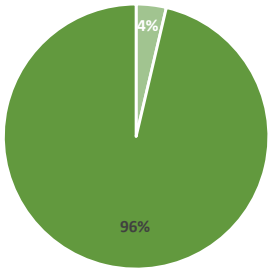
ENVIRONMENT



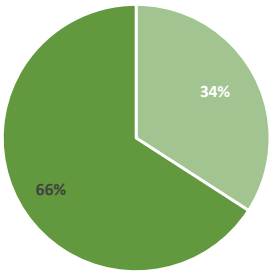
6%
of land in the LGA comprises vegetation classified as being an endangered ecological communities



96%
of the LGA is covered by native vegetation



4%
of land in the LGA is subject of a conservation agreement



34%
of land in the LGA is National Park

BIODIVERSITY

The Singleton LGA is rich in biodiversity, comprising significant areas of vegetation and a wide variety of animal species.

The protection and enhancement of important biodiversity corridors and minimisation of the impacts of development on existing vegetation are priorities for the LGA.

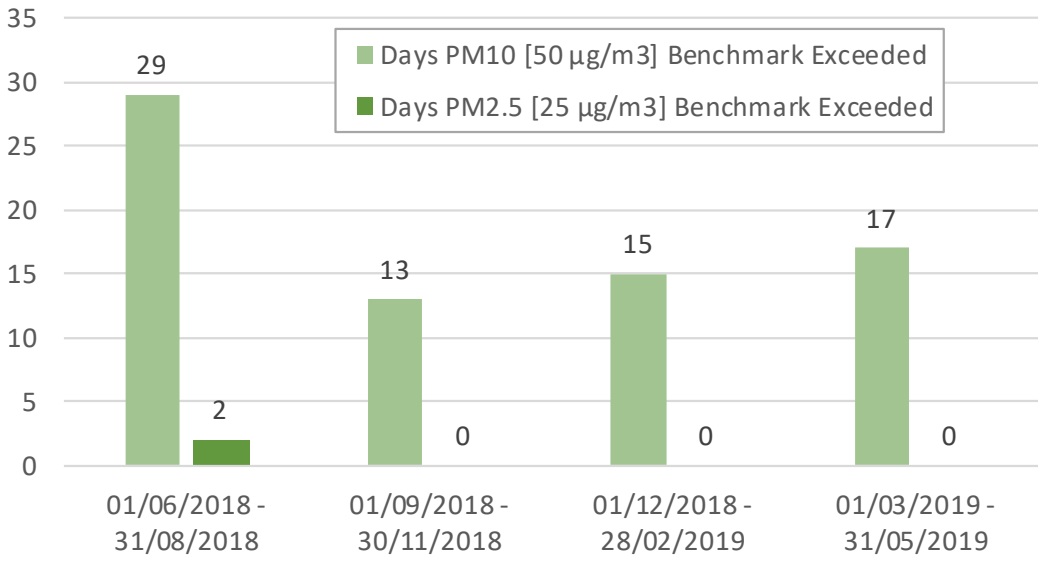
DRINKING WATER CATCHMENT

The drinking water supplied by the Singleton Council reticulated water supply system is sourced from Glennies Creek dam, which has a catchment approximately 22,475Ha in area.

To maintain an effective water treatment system and high quality drinking water, it is vital to keep the catchment and water storages free of pollutants and contaminants.

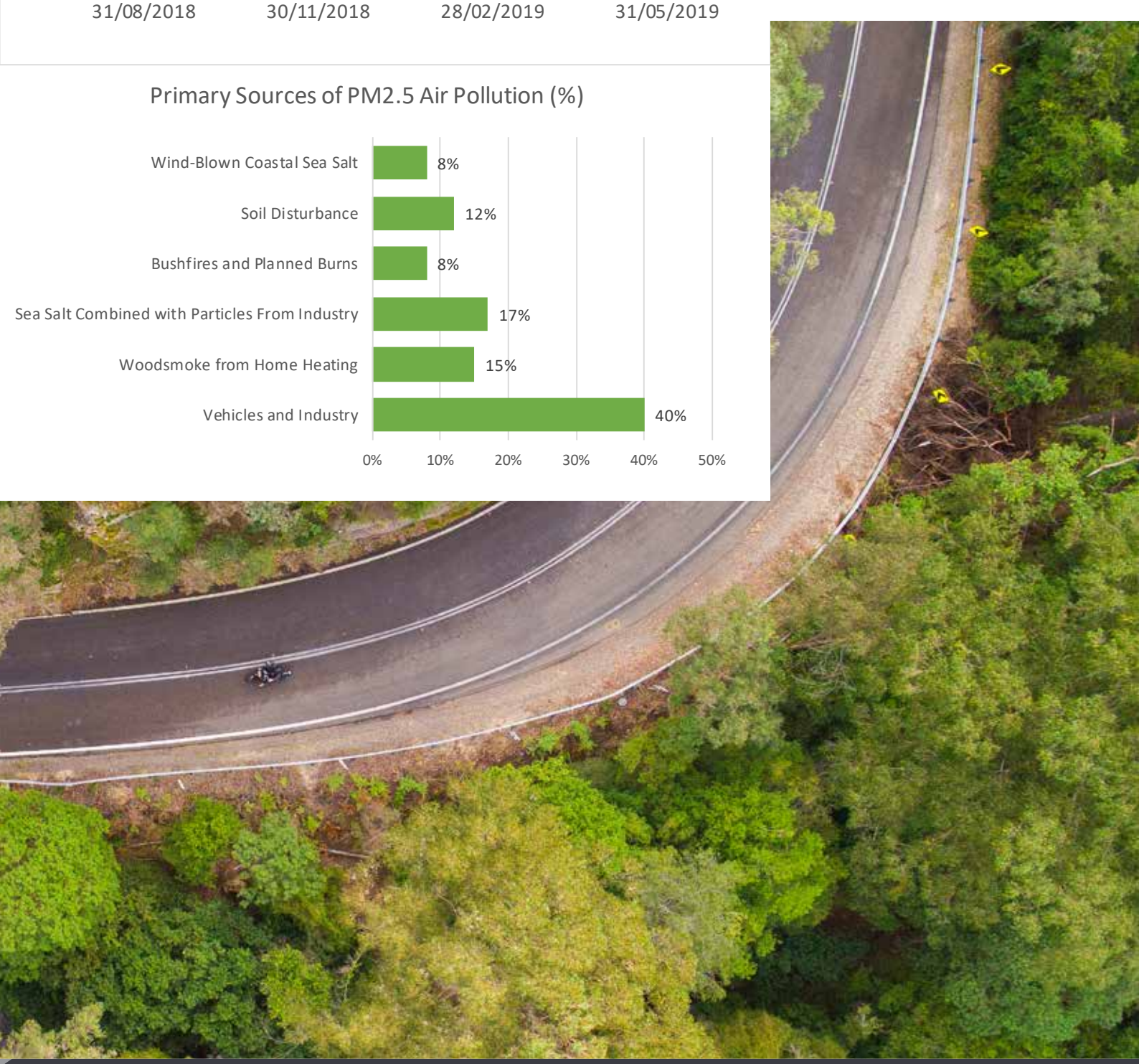
An analysis is to be carried out to identify any land uses, activities or practices within the catchment that may conflict with objectives to protect the quality of the water supply.

This analysis will help inform future reviews of planning controls to ensure ongoing protection of the drinking water supply.



AIR QUALITY

Air quality has been raised, in community feedback associated with this Statement, as an important planning issue for the LGA. Industrial activities are one of the main sources of particulate matter of concern for air quality in the LGA. Whilst Council continues to play an advocacy role for improved local air quality outcomes, planning mechanisms can also be implemented to help separate pollution sources from vulnerable receivers such as housing growth areas.



3 OUR VISION

STRATEGIC VISION

VISION 2041

By the year 2041, Singleton will be internationally recognised as a mining centre of excellence, and its transition to a more diversified and innovative economy. This transition has capitalised on connections established across local government boundaries, through to the Port of Newcastle and to the Newcastle airport.

Underpinning Singleton's appointment as a leader in sustainable post-mining transition, has been its focus on diverse post-mining development outcomes, protection and enhancement of agricultural productivity, growth of professional support services, and the efficient and effective re-use of rehabilitated mining land.

The Singleton Township and surrounding villages are community focussed, with sustainable design, liveability and amenity at the forefront of growth objectives. The Singleton town centre, neighbourhood shops, McDougall's Hill Business Park and Mt Thorley Industrial Area; are well-planned, vibrant and dynamic business centres that offer a range of skills and employment opportunities.

Housing availability has considered the needs of the community and provides for all stages of life. Improved transport and communication networks have enhanced the interconnectedness of the community and economy locally, regionally and internationally. The character of villages is celebrated, protected and enhanced, reflecting local values and considering the needs of the growing tourism industry. Art, sport and culture are at the heart of the Singleton community and are supported by its vibrant cultural spaces and villages.

Focus has been placed on maintaining a healthy and sustainable environment, whilst adapting to the impacts of climate change. The LGA is established as a destination of choice for local and international tourists seeking a diversity of experiences, including rural/viticultural, leisure, cultural, nature-based and adventure tourism. Tourists are increasingly engaging with the natural beauty that surrounds Singleton and its villages, with our distinct Aboriginal and non-Aboriginal heritage drawing an even broader tourist base. Lake St Clair has become a regionally significant recreational facility, supporting a growing passive and active tourism industry.

To ensure a long term, sustainable future for Singleton, planning for population growth has been supported by well-planned infrastructure networks, including parks, sportsgrounds, leisure facilities, roads, rail services, water storage, water supply and waste management facilities. Waste is considered a resource, with a vibrant and active circular economy for recycled, reused and re-purposed materials that are utilised across the LGA and Hunter region.

The planning priorities, strategic policy positions and measures contained in this Statement focus on bringing this vision into fruition and delivering planning and development outcomes of which the community and Council can be proud.

STRUCTURE PLAN MAP

The Structure Plan (Figure 4) provides a contextual overview of the key elements of this Statement

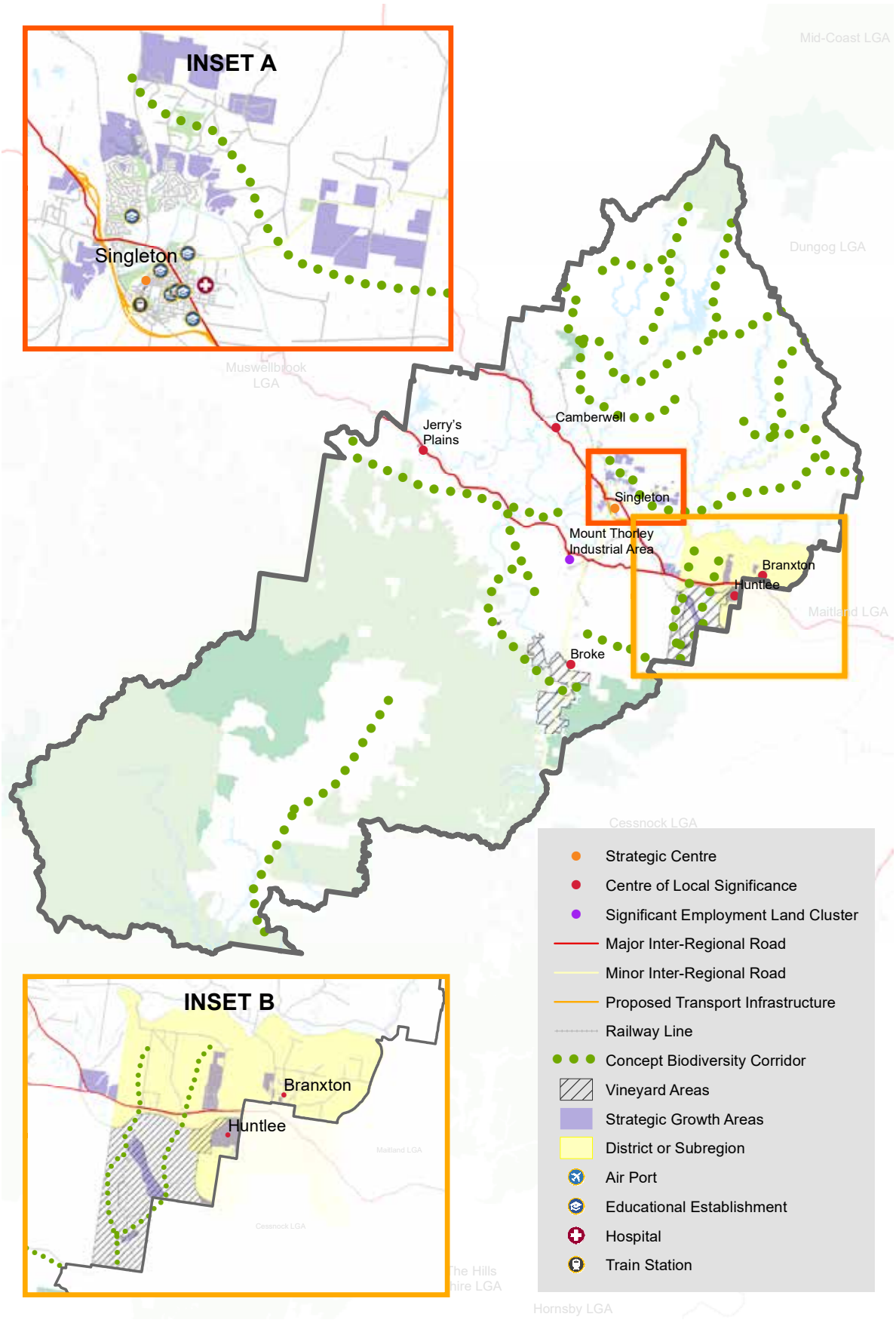


Figure 4 Singleton LGA Structure Plan

4 THEMES + PRIORITIES

OUR PLANNING THEMES + PRIORITIES

SUMMARY

The planning priorities of this Statement have been categorised according to four of the **five themes** from the Council's **Community Strategic Plan** and have been identified as important focus areas for delivering the 20 year vision of this Statement. The fifth theme "Leadership" is embedded throughout the Statement and is reflected in the "Governance and Collaboration" section of this Statement.

	OBJECTIVES	PRIORITY
OUR PEOPLE	• Singleton is a creative, vibrant, inclusive, safe and healthy community • Singleton community is resilient, informed, connected and engaged	1.1 The health and amenity of the community is protected 1.2 Accommodation, facility and service provision meets the needs of the aging population 1.3 Youth and younger persons are encouraged to move to and remain in the Singleton LGA, feel included and have access to required skills development, employment opportunities, infrastructure and facilities
OUR PLACES	• Singleton is a well-planned, sustainable, accessible and safe community with vibrant places and spaces	2.1 Places are well planned and maximise access to infrastructure and services 2.2 The significance of heritage and cultural identity is embraced 2.3 The housing stock is high-quality, affordable and provides for a range of accommodation choices
OUR ENVIRONMENT	• We value, protect and enhance a sustainable environment	3.1 Biodiversity is valued, protected and enhanced 3.2 Development is resilient to hazards and the impacts of climate change 3.3 Resources are managed efficiently and effectively 3.4 Land rehabilitation outcomes meet the needs of current and future generations 3.5 Waste is managed sustainably
OUR ECONOMY	• We have an innovative, sustainable and diverse economy	4.1 The industry base is innovative, resilient and productive 4.2 Transport infrastructure is protected, efficient and supports economic growth 4.3 The rural sector is integrated, valued and sustainable 4.4 The mineral resource industry is productive, accountable and considerate of surrounding land uses

THEME 1: OUR PEOPLE

PLANNING PRIORITY 1.1: THE HEALTH AND AMENITY OF THE COMMUNITY IS PROTECTED

RATIONALE

Whilst many factors can influence the physical and mental health of persons in the community, a known contributing factor to health is environment. The design and amenity of places can significantly influence whether people engage in activities and routines that improve their physical state and wellbeing or whether they engage in activities and habits that diminish their health. Access to active transport infrastructure, such as footpaths, cycleways and bike stands, can encourage passive exercise, whereby people may choose to walk, cycle or skate to places instead of driving.

The Liveability Assessment Tool, developed in 2012 by Hunter New England Population Health, highlights the linkages between the liveability of places and people's health; and identifies 15 focus areas that should be considered when determining whether a place constitutes a healthy living environment.

The tool provides opportunities for the Council to review the liveability of Singleton's housing areas, to better understand the liveability of its neighbourhoods and to identify opportunities to improve local urban living environments, in terms of healthy living and amenity.

Poor air quality, intrusive and offensive noise and light emissions can also have adverse impacts on people's health and wellbeing. Minimising the exposure of residents to such impacts, by limiting how close housing growth areas can be to industries that generate such impacts, is one means by which we can improve the health and wellbeing prospects of our residents.

In addition to people's living environment, access to healthcare is another important factor when considering community health. The demand for healthcare in the region is only expected to increase, with projected growth in the percentage of the population considered aged or elderly.

The Singleton LGA is within the NSW Ministry of Health's - Hunter New England Local Health District. The largest public health care facility in the LGA is the Singleton Hospital, which is located in the eastern section of downtown Singleton. Expanding the provision of healthcare facilities in the Singleton LGA would be conducive to this Statement's economic objectives to diversify the LGA's industry base. Clustering of complementary land uses would also allow health service facilities to leverage the benefits of having associated services nearby, creating a one-stop-shop for healthcare.

STRATEGIC POLICY POSITIONS

- As relevant, housing growth and infrastructure delivery plans are to support the development and maintenance of healthy neighbourhoods.
- Exposure of the community to adverse environmental impacts such as intrusive noise, light, vibration and air quality emissions, which are likely to adversely impact on the health and wellbeing of the community, are to be avoided wherever practicable or where unavoidable, suitable measures are to be put in place to protect the community from the effects of such impacts.
- We will advocate for appropriate separation of quarry and mining sites from existing towns, villages and urban growth areas.
- We will plan and advocate for improved active transport infrastructure

ACTIONS

Singleton Council will:

1.1.1 Carry out liveability assessments of the urban areas of the Singleton LGA.

1.1.2 For housing close to operating mines, rail infrastructure and major industry areas, complete a review of the extent of affectation by adverse environmental impacts and identify any opportunities to avoid or minimise such impacts.

1.1.3 Through planning controls, apply impact buffer areas around urban settlement and growth areas for the purposes of restricting the encroachment of industry into such areas and associated impacts on settlement areas, including air quality, noise and vibration.

PLANNING PRIORITY 1.2: ACCOMMODATION, FACILITY AND SERVICE PROVISION MEETS THE NEEDS OF THE AGING POPULATION

RATIONALE

As at the date of the 2016 ABS Census, the total number of Singleton LGA residents aged 55 years or older was 5,660 persons, equating to 25% of the total LGA population at that time. Based on projections (2016) released by the State Government, by 2036, approximately 7,900 persons in the Singleton LGA population are expected to be aged 55 years or greater, equating to approximately 28% of the population projected for the LGA for that time.

Similarly, in 2016, the total number of Singleton LGA residents aged 65 years or greater was 2,908, equating to 13% of the total LGA population at that time. State Government projections indicate that by 2036, approximately 5,050 persons in the Singleton LGA population will be 65 years or greater, equating to approximately 18% of the population projected for the LGA for that time.

Whilst the proportion of older persons in the Singleton LGA population is expected to increase, current projections indicate that the increase will be lower than the regional and State averages.

In order to maintain an age friendly community, where older persons can get around easily and safely, buildings are accessible, housing is suitably sized, designed and affordable; access to transport is appropriate and opportunities to participate and engage in community life are available and numerous; ongoing monitoring and review of planning controls and collaboration with government agencies and stakeholders is required.

Of particular focus for land use planning is housing. Whilst the provision of aged care facilities in the Singleton LGA is reasonable, retirement living and opportunities to downsize are limited.

Further work is needed to properly understand the demand for such housing within and across the LGA, what constraints exist for the provision of such housing; and to identify suitable planning responses to facilitate the provision of appropriate housing in suitable locations that are accessible to public transport, healthcare, shops and facilities.

STRATEGIC POLICY POSITIONS

- Through advocacy and collaboration, we will work with government agencies and industry professionals to plan for suitably located aged care services and a health care precinct.
- Through appropriate channels, we will seek to engage with singleton's aged and elderly population in relevant strategic planning processes.
- Relevant infrastructure and growth plans are to consider the needs of older persons.

ACTIONS

Singleton Council will:

1.2.1. Prepare a precinct plan for a suitably located health care precinct within the Singleton LGA, which considers opportunities for clustering of compatible land uses.

1.2.2. As background material to be utilised in the development of a new housing strategy, prepare a report reviewing the opportunities and implications of facilitating over-55's style retirement living within the Singleton LGA.

PLANNING PRIORITY 1.3: YOUTH AND YOUNGER PERSONS ARE ENCOURAGED TO MOVE TO AND REMAIN IN THE SINGLETON LGA, FEEL INCLUDED AND HAVE ACCESS TO REQUIRED SKILLS DEVELOPMENT, EMPLOYMENT OPPORTUNITIES, INFRASTRUCTURE AND FACILITIES

RATIONALE

As at the time of the 2016 ABS Census, the number of persons in the Singleton LGA aged 18 years old or younger was 6,229 equating to 27% of the total Singleton LGA population. At that same time, 7,160 persons were aged 21 or under, which was 31% of the total Singleton LGA population.

Based on projections released by the State Government in 2016, by 2036 approximately 7,225 persons in the Singleton LGA population will be 18 years old or younger, which equates to 25% of the total projected LGA population for that time. Approximately 8,500 persons in the Singleton LGA population are expected to be aged 21 years old or younger by 2036, which is approximately 30% of the population projected for the Singleton LGA for that time. These projections reflect what is expected to occur without any significant measures being implemented or change factors taking place to produce a variation from currently observed trends.

Youth/younger persons are an essential part of the social capital of the Singleton LGA community. Maintaining diversity in the age distribution of the population helps foster an environment of inclusiveness, creativity, diversity and vitality.

Migration data provided by the State Government indicates that the greatest numbers of younger people that move out of the Singleton LGA, move to the LGAs of Maitland, Cessnock, Newcastle and Lake Macquarie, with the highest number moving to Maitland. Like many regional areas in NSW, the Singleton LGA loses younger residents to such things as education, lifestyle and employment opportunities elsewhere. Housing affordability and lifestyle offerings for younger residents has also begun to emerge as a challenge in the region.

The Singleton LGA has two private schools providing mixed primary/high school education, seven public primary schools and one public high school. A TAFENSW institution and various private trade-based training facilities also operate in the LGA.

Singleton has infrastructure and facilities for youth and younger persons in the LGA including the Singleton Library, childcare facilities, the Singleton Youth Venue; and numerous recreation and sporting facilities.

To ensure that the ongoing needs of youth and younger persons in the LGA are properly understood and addressed, further research, analysis and monitoring is needed. Such information can then be used to inform reviews of infrastructure and facility provision as well as help identify any land use planning constraints and opportunities to better address related lifestyle and employment needs.

STRATEGIC POLICY POSITIONS

- Relevant infrastructure and growth plans are to consider the needs of youth/younger persons.
- Through appropriate channels, we will seek to engage with youth/younger persons in relevant strategic planning processes.

ACTIONS

Singleton Council will:

1.3.1. Complete an analysis into the service and facility (i.e. education, training, health, recreation and community) needs of youth/younger persons in the Singleton LGA to:

- Identify services and facilities that would encourage youth/younger persons to remain in the Singleton LGA as opposed to living elsewhere;
- Identify gaps in the provision of services and facilities in the Singleton LGA for youth/younger persons;
- Identify any potential land use zoning or planning control barriers to the provision of services and facilities for youth/younger persons in the Singleton LGA;
- Identify opportunities to attract families to reside in the Singleton LGA through Singleton's offer of services and facilities; and
- Investigate mechanisms to facilitate service and facility provision to meet the needs of youth/younger persons.

THEME 2: OUR PLACES

PLANNING PRIORITY 2.1: PLACES ARE WELL PLANNED AND MAXIMISE ACCESS TO INFRASTRUCTURE AND SERVICES

RATIONALE

Land use planning directly influences the design of places and spaces in which people live, work, relax, learn, socialise and exercise. Well-designed built environments are those places and spaces that are designed to be responsive to the needs of people and have meaning for people. They are functional, sustainable, attractive, durable and a reflection of pro-active planning.

The Draft Urban Design Guide for Regional NSW, developed by the Government Architect NSW identifies key objectives for achieving better designed built environments. These objectives illustrate the many aspects of buildings and places, which are of importance and should be given due consideration when planning and designing developments to ensure that they contribute in a positive manner to their setting and environment.

Access and connectivity between open spaces and places for recreation, affect the quality of life of residents and influence the lifestyle choices that determine where people choose to live.

To maximise the range of opportunities available for open space sites, recreation sites and connections between such sites, achieve best outcomes for the community; and to safeguard against competition to use such land for development purposes, the public open space and facility requirements for growth areas should be identified, planned for and ratified at the earliest available opportunity in the planning process.

Planning for provision of public open space and recreation facilities can occur through a variety of mechanisms including through land use zoning, identification in a local contributions plan or identification in a planning agreement prepared under Part 7 of the Environmental Planning and Assessment Act 1979.

A major constraint to the timely delivery of new allotments in growth areas is the economic feasibility of infrastructure provision. Failure to ensure the economic feasibility of infrastructure provision early in the process can result in delays or non- delivery of serviced allotments needed for housing and economic growth. As such, ensuring the economic feasibility of infrastructure provision prior to zoning land for urban growth can help ensure that serviced land is available to cater for growth when needed.

As development in the Singleton LGA grows and additional focus is placed on diversifying the industry base and housing mix of the LGA, there is likely to be increased potential for land use conflicts between different land uses. As such, growth will require careful planning.

Common mechanisms to mitigate potential land use conflicts include land use zoning, design controls, building setback requirements and land use buffer requirements, which will require regular review.

STRATEGIC POLICY POSITIONS

- Infrastructure servicing will consider the needs of the existing and future population.
- We will work with infrastructure providers to align strategic growth plans with infrastructure plans.
- Planning instruments, controls and guidance are to encourage built forms and designs that contribute positively to their setting and environment.
- We will implement appropriate measures to minimise and manage potential land use conflicts.
- Proposals which seek to rezone land or change the minimum lot size applying to subdivision of land will be required to demonstrate that development of the land for the intended future purpose(s), is economically feasible in terms of infrastructure provision and up-front costs.
- We will collaborate with the community to identify characteristics of settings and environments that are important to the community.
- Public open space and facility requirements for growth areas are to be identified and planned for at the earliest available opportunity in the planning process.
- Visual, physical and legal access to important natural attractions should be maintained wherever relevant and physically practical.
- In circumstances where development proposals have the potential to restrict visual, physical or legal access to natural attractions, such access is not to be restricted unless it is fair and reasonable to do so.
- Excluding the B1 Neighbourhood Centre Zone, proposals that seek to rezone land to a residential, business or industrial zone are to demonstrate that they will not result in more than 40% of the total Greenfield land required to address 15 years demand for the Singleton LGA being within a single holding.
- Targets for available developable land supply are to focus on meeting up to 15 years demand for release lots, but should not exceed that amount of land by more than 15% based on the medium demand growth scenario.

ACTIONS

Singleton Council will:

2.1.1 Develop a growth infrastructure strategy, which considers the infrastructure and service needs of the growing population including the needs of youth, older persons and urban settlement areas.

2.1.2 Complete a facility and service provision analysis for the localities of Hunterview, Singleton Heights and Wattle Ponds.

2.1.3 Complete an analysis of the investigation areas identified by this plan, to review their ongoing suitability or otherwise for rezoning in consideration of site constraints, infrastructure servicing and legislation.

2.1.4 In consideration of the visual amenity impacts associated with land use, complete a land use suitability analysis of land along the major road approaches to Singleton and the surrounding villages.

2.1.5 Prepare local character statements for key locations within the Singleton Township, villages, viticultural districts and commercial centres in accordance with **Table 2** of this plan.

2.1.6 Develop criteria for the identification of open space and facility requirements for new development, including location and scope requirements.

PLANNING PRIORITY 2.2: THE SIGNIFICANCE OF HERITAGE AND CULTURAL IDENTITY IS EMBRACED

RATIONALE

Heritage can be thought of not only in terms of historically and culturally representative objects and places, but also the customs, traditions, literature and perspectives that represent history and culture.

The Singleton LGA comprises a range of heritage objects and places, including environmental heritage, significant community buildings, historically representative tools and infrastructure, artworks, gathering places and sacred cultural places.

Of particular importance in the Singleton LGA is Aboriginal cultural heritage. Further work is to be undertaken to better incorporate Aboriginal cultural heritage into local planning tools and mechanisms.

Local heritage objects and places are principally recorded and protected by listing them under the Singleton Local Environmental Plan and applying planning controls to development that could impact upon a heritage object or place or upon the heritage significance of a heritage object or place.

Land use and development can adversely impact upon and damage the LGA's heritage. It is important to protect the unique heritage of the LGA, while at the same time carefully coordinating new land use and infrastructure across the LGA.

There is further work to be done to update the Council's heritage study information, plans and controls. There are also opportunities available to revitalise and better leverage the benefits of the LGAs heritage, including the tourism potential of European and Aboriginal heritage.

STRATEGIC POLICY POSITIONS

- The protection and avoidance of harm to items and places of cultural heritage significance will be prioritised, providing it is realistically practical to do so.
- Work will be undertaken to improve the availability of guidance about local heritage matters and accessibility to heritage information.
- Revitalisation of urban heritage buildings and places using best practice adaptive re-use and heritage practices will be encouraged.

ACTIONS

Singleton Council will:

2.2.1. Complete a review of Council's existing heritage studies and as relevant, update the LEP maps and provisions to reflect best practice heritage outcomes.

2.2.2. Prepare guidelines, which support the appropriate adaptive re-use and preservation of items of heritage significance.

2.2.3. Prepare guidelines to support the appropriate identification, management and mitigation of impacts to sites and places of local Aboriginal significance

PLANNING PRIORITY 2.3: THE HOUSING STOCK IS HIGH-QUALITY, AFFORDABLE AND PROVIDES FOR A RANGE OF ACCOMMODATION CHOICES

RATIONALE

An audit of dwelling types in the Singleton LGA undertaken in 2017, identified that approximately 96% of dwellings in the LGA are detached single dwellings, indicating that the Singleton LGA does not have a very diverse mix of dwelling types.

By 2036, the population of the Singleton LGA is expected to have changed, with the proportions of people aged below 25 and aged over 65 expected to increase. The proportions of different household types are also expected to change, with lone-person households and couple-only households expected to have the largest increases; whilst the number of group households is expected to substantially decrease.

Demand for greater diversity of housing options is expected to increase over the coming decades, particularly with regard to more affordable housing styles such as smaller homes on smaller allotments, compact housing with zero lot boundaries and medium density housing close to public transport, public open space and shopping facilities.

In addition to projected increases in the proportion of the population at retirement age, the transition of the local economy towards a more balanced industry mix is also expected to affect average incomes in the LGA, increasing the pressures placed on housing affordability.

In planning for housing growth, the environmental impacts of development expansion must be considered. The outward expansion of housing development from the outskirts of an urban centre, is referred to as urban sprawl and can utilise land that would otherwise be used for purposes such as agriculture, nature and open space. Alternatively, measures such as building height and density controls can be used to promote more efficient utilisation of existing urban land to avoid the need for outward expansion.

The centres of the Singleton LGA provide opportunities to meet the housing mix needs of the growing population. Further review of local plans is, however, required to ensure housing provisions align with desired housing mix outcomes. To guide such a review, a housing strategy is to be prepared in accordance with the NSW Government's Local Housing Strategy Guidelines and associated template. The strategy will also review dwelling entitlement provisions for rural areas.

To ensure that housing delivery continues to meet market demands and reflects good planning practice, it is important to regularly review the ongoing suitability of long-standing investigation areas for housing growth. Not only should consideration be given to site constraints but also infrastructure access and current legislative requirements.

STRATEGIC POLICY POSITIONS

- Measures to diversify housing and land supply to meet the needs of the growing population will be explored.
- We will plan for high, medium and low growth scenarios.
- We will investigate and identify opportunities for the provision of compact and grouped medium density housing in suitable locations within the Singleton Township.
- Opportunities to better utilise existing urban land and growth areas will be investigated so as to avoid the need for extension of growth areas.
- Where the need for expansion of growth areas is identified, we will prioritise placement of such growth areas along existing growth corridors and in particular, where connections to existing metropolitan and town areas can be strengthened as a result of urban growth.
- We will undertake data collection activities and reporting to better understand current trends in housing delivery.
- We will advocate for inclusion of Singleton's urban growth areas to be included in the State government's Urban Development Program.

ACTIONS

Singleton Council will:

2.3.1 Develop a housing strategy that includes:

- A planned approach to rural dwellings
- Consideration of diversity in housing and land supply
- Minimisation of urban sprawl
- Requirements for support infrastructure
- Sustainable design
- Climate change adaptation
- Neighbourhood character; and
- Minimisation of land use conflict.

2.3.2 Establish a monitoring and reporting system to monitor implementation of the housing strategy.

THEME 3: OUR ENVIRONMENT

PLANNING PRIORITY 3.1: BIODIVERSITY IS VALUED, PROTECTED AND ENHANCED

RATIONALE

Biodiversity is the complex assortment of plants, animals, micro-organisms and associated communities that exist in nature and is made up of genetic diversity, species diversity and ecosystem diversity; and the significance of biodiversity is recognised in the Biodiversity Conservation Act 2016 and the Hunter Regional Plan 2036. Not only does biodiversity have importance to humans, it also has intrinsic value, meaning that each species has a value and a right to exist on its own merit.

The Hunter Regional Plan 2036 sets as one of its core goals for the region to have a biodiversity-rich natural environment. It particularly refers to the need to protect and connect natural areas and to sustain water quality and security.

Of particular consideration is biodiversity corridors. Such corridors provide vital connections between different natural areas and act as the veins for the broader natural system, allowing animals and organisms to move and interact safely. Figure 5 provides some example indicative biodiversity corridors based on broadscale vegetation connectivity mapping.

It is important to ensure that biodiversity corridors are identified, protected and maintained or if necessary re-instated, to maintain the health of the natural system. To this end, plans shall be developed to help protect and reinstate biodiversity corridors and to integrate positive biodiversity outcomes within urban development designs.

STRATEGIC POLICY POSITIONS

- We will advocate for the re-instatement, protection and enhancement of significant local biodiversity corridors.
- Where development of land for the intended future purpose is likely to disturb or harm biodiversity, adequate justification will be required to be provided in consideration of alternative options to the disturbance or harm.

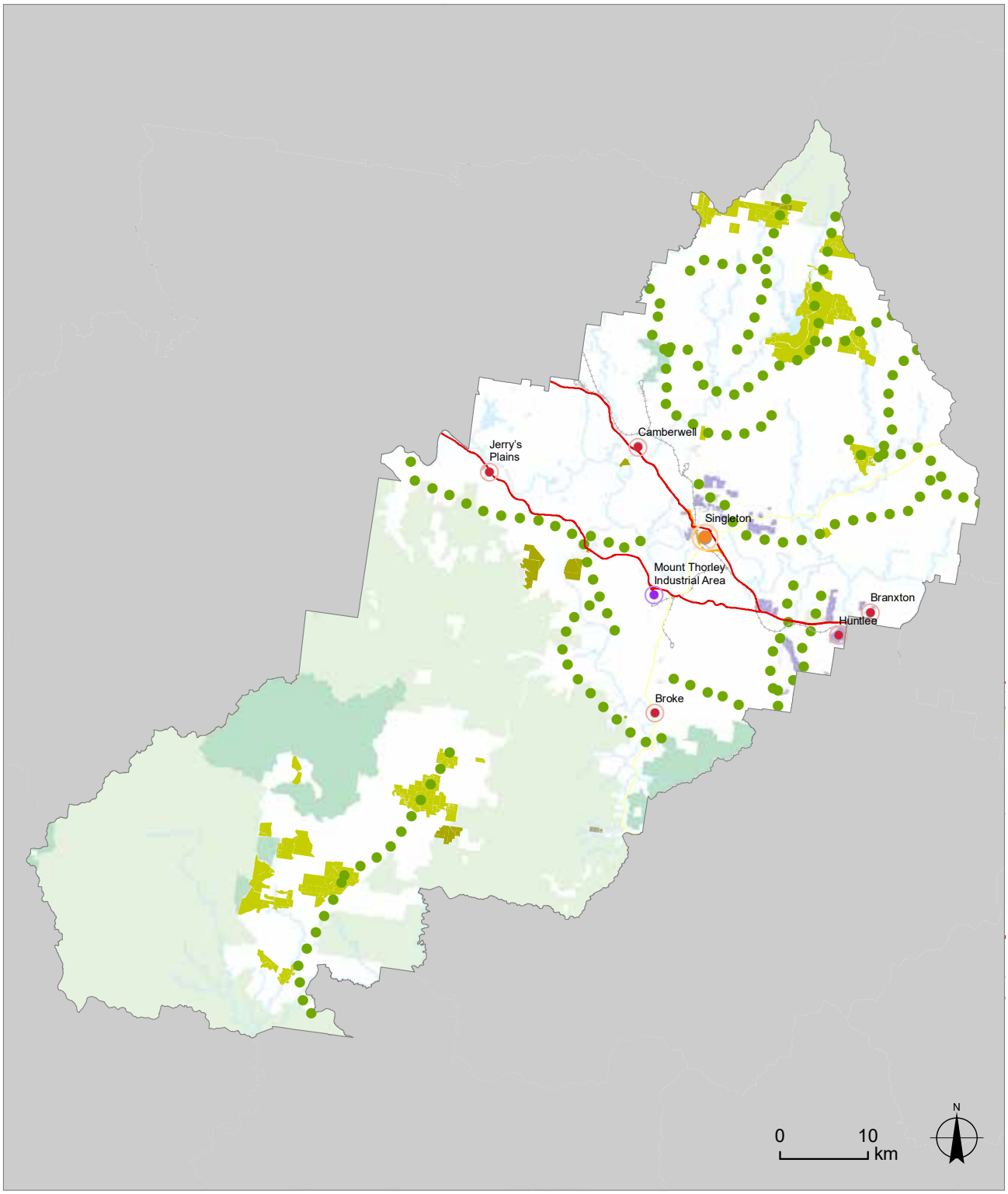
ACTIONS

Singleton Council will:

3.1.1 Develop an urban forest strategy for the enhancement and maintenance of vegetation in urban areas (including villages)

3.1.2 Prepare a map of important biodiversity corridors and associated guidelines for the re-instatement, protection and enhancement of such biodiversity corridors.

Figure 5 Environmental Protection and Conservation Land Map



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves
- Bio-Banking Agreement
- Conservation Agreement
- Property Vegetation Plan
- Concept Biodiversity Corridor

PLANNING PRIORITY 3.2: DEVELOPMENT IS RESILIENT TO HAZARDS AND THE IMPACTS OF CLIMATE CHANGE

RATIONALE

Natural hazard events including bushfire and flooding, as well as extreme weather events such as heatwaves, drought, frosts and storms can have a wide range of direct and indirect impacts on the community including damage to property, damage to infrastructure, environmental damage, social displacement, wellbeing impacts, instances of loss of life, impacts on emergency response and recovery resources and financial costs. Figures 6 and 7 provide an indication of the extent to which the Singleton LGA is subject to flooding and bushfire impacts.

The Singleton LGA has approximately 361,977 hectares of land mapped as being bushfire prone vegetation notwithstanding grasslands. Approximately 24,822 hectares of land is mapped as being susceptible to flooding during the 1:100 year flood event in the LGA due to flooding from the Hunter River, Wollombi Brook and associated tributaries. Climate change projections indicate that annual mean temperatures in the LGA are likely to see an increase of between 0.5% to 2% over the next 20 – 30 years, leading to increased incidences of bushfire, heatwaves and drought.

Costs associated with disaster recovery for damage caused by each major natural hazard event in the Singleton LGA is often in the millions of dollars range. Natural disasters can generate significant environmental impacts and can be the cause of a variety of adverse social impacts, including mental health issues, relationship breakdowns, alcohol and drug use and misuse, loss of culture and identify, injury and family violence (Deloitte Access Economics, 2016).

While climate variability is a common part of life in Australia, NARCLiM modelling indicates that such variability is expected to increase in its frequency and severity as a result of human induced warming of the climate system. As the prevailing weather conditions become more severe and varied, it is becoming increasingly important to invest time and resources into planning for and managing impacts from natural disasters, to ensure that the community, economy and environment are looked after and protected as much as possible from the impacts of natural hazard events.

To account for expected changes in the frequency and severity of natural disasters and to increase the community's resilience to impacts from such events, it is imperative that comprehensive and up-to-date management plans that have been developed using an appropriate risk-based-framework, are in place to guide land use planning controls.

STRATEGIC POLICY POSITIONS

- We will adapt to climate change through the identification of high-risk areas, promotion of resilient design and identification of land use planning measures to minimise risk.

ACTIONS

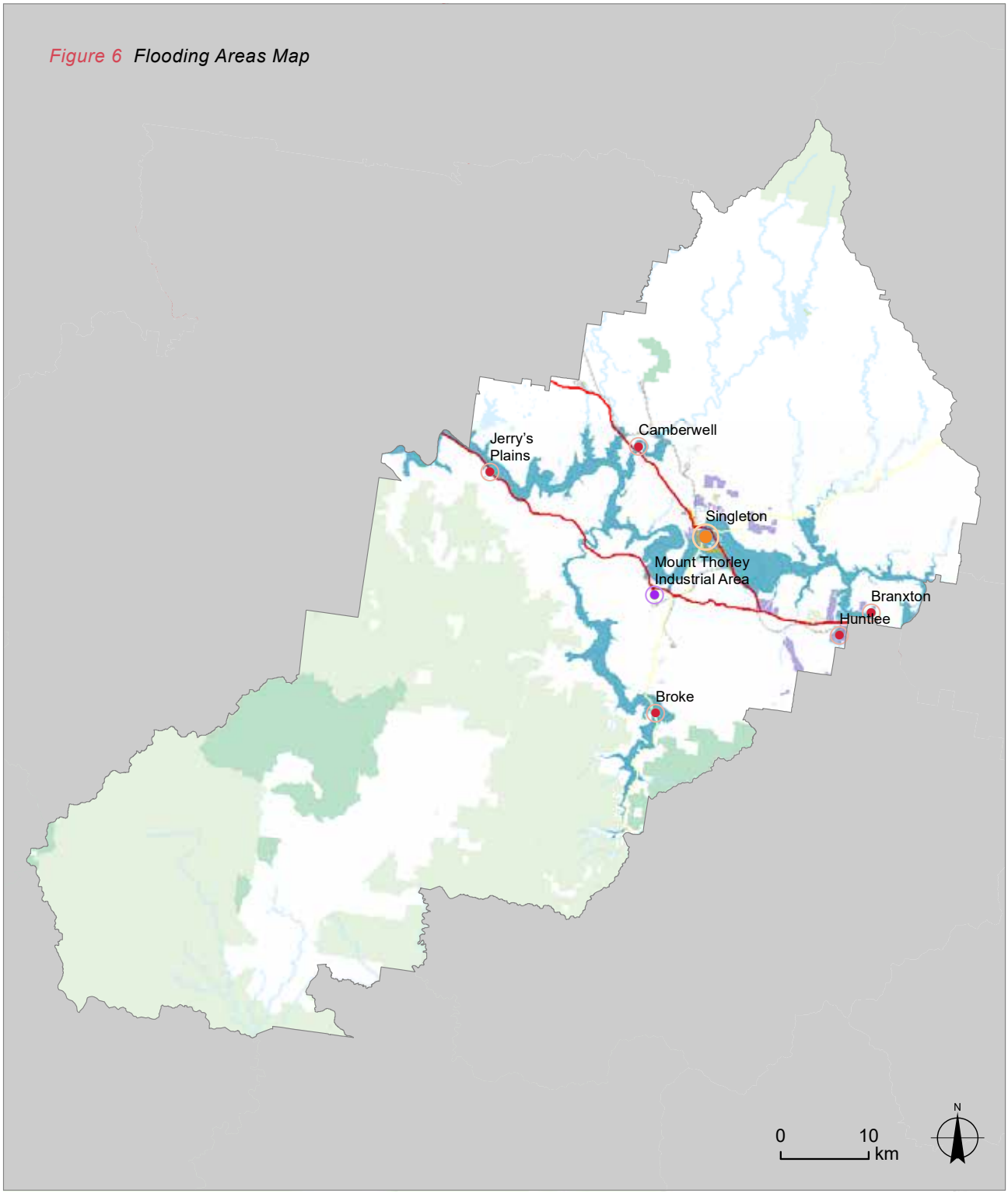
Singleton Council will:

3.2.1 Prepare a report reviewing the opportunities and implications for climate change adaption from a land use and development perspective, which utilises a risk-based management approach, triple bottom line assessment; and recommends appropriate measures for resilient design and practices.

3.2.2 Prepare a new floodplain risk management plan, which better guides land use planning policies, requirements and outcomes

3.2.3 Prepare updated bushfire prone land mapping for publishing in accordance with the requirements of the NSW Rural Fire Service

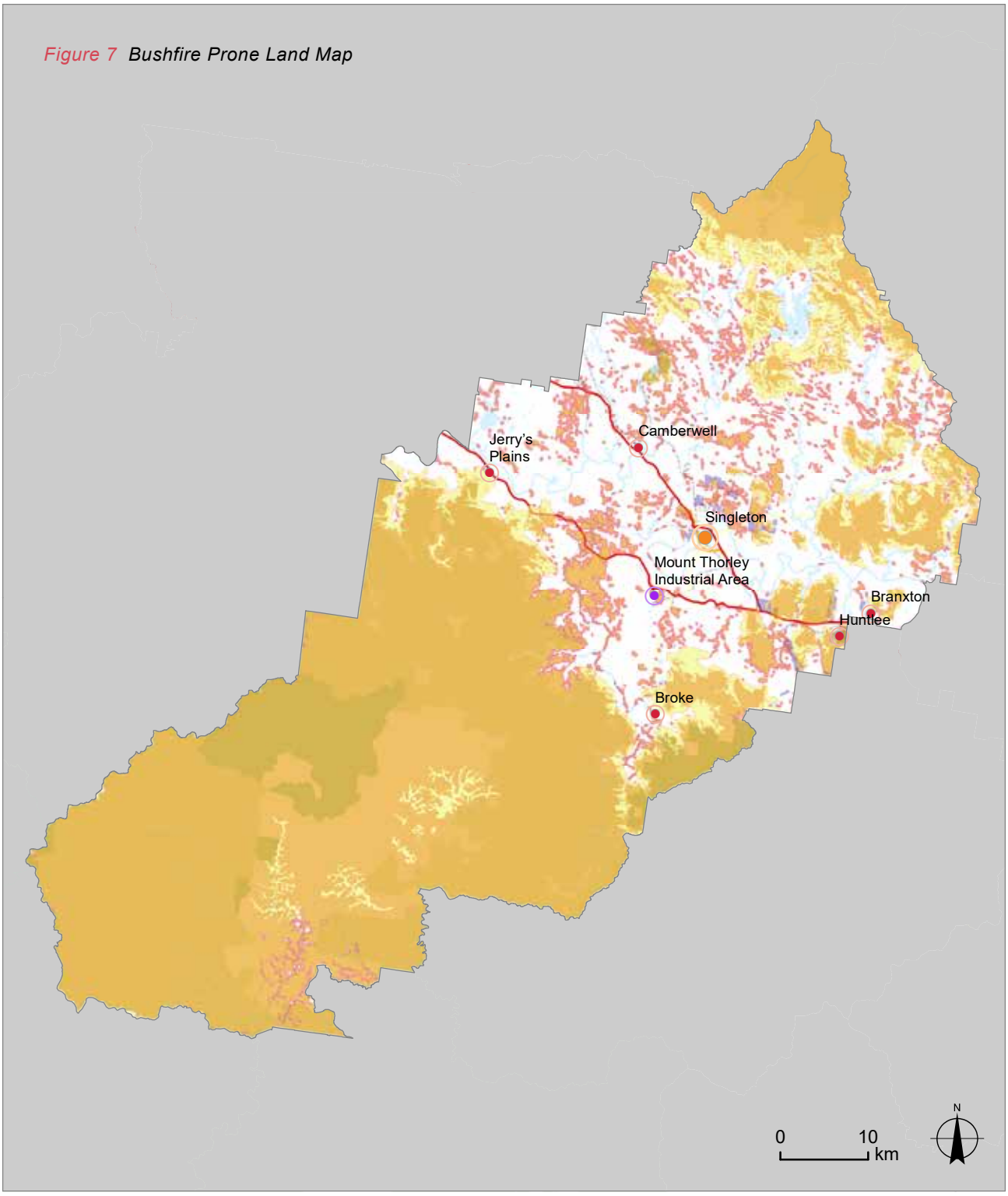
Figure 6 Flooding Areas Map



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves
- Flood Prone Land (1% AEP Flood Event)

Figure 7 *Bushfire Prone Land Map*



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- Category 1 Bushfire Prone Vegetation
- Category 2 Bushfire Prone Vegetation
- Bushfire Prone Vegetation - Buffer

PLANNING PRIORITY 3.3: RESOURCES ARE MANAGED EFFICIENTLY AND EFFECTIVELY

RATIONALE

Natural resources are objects and substances found naturally in the environment that are considered to have value. This includes soils that are fertile and water supplies that are clean and reliable, plants and trees that provide oxygen and clean air.

While natural resources offer a multitude of benefits, there are often conflicting priorities between the different uses of natural resources. To be sustainable, balance must be maintained in the use of natural resources to allow continued access to the broad range of benefits that natural resources provide.

Development will often result in disturbances or harm to natural resources, including development of fertile land, vegetated land or land comprising mineral resources. Development for the purposes of housing and business growth is necessary in today's society, to provide for the needs of a growing population. To maintain balance, it is important to properly understand the impacts that individual development proposals will have on land holding natural resource value.

Maintaining productive land for agricultural activities is becoming increasingly important as the population increases and development grows. In determining the best use for rural land, consideration needs to be given to a range of environmental and social factors, including short, medium and long term impacts associated with land use decisions. This includes on-site impacts as well as any potential conflicts with surrounding land uses.

Protection of riparian corridors from development impacts is also becoming increasingly important. The vegetation within riparian corridors performs a range of important functions including bank stabilisation, filtering out of sediment and contaminants from land-based activities, temperature control of water, habitat and corridors for terrestrial movement of wildlife. Changes to the integrity and quality of natural watercourses and riparian corridors can have significant adverse impacts on water flows, water quality and terrestrial and aquatic ecosystems.

To maintain the health and stability of riparian corridors and natural watercourses, it is vital to manage the land uses that surround such environments so that riparian vegetation is maintained, erosion and sedimentation is minimised and pollution and contamination are avoided.

It is a priority to ensure that impacts associated with development also do not have adverse impacts on the drinking water catchment and water quality. Access to potable drinking water is a basic human requirement for humans and animals.

Drinking water catchments are comprised of the natural landscapes from which rainwater runoff is collected, the water bodies which convey the water and the dams or other water stored that hold the water prior to treatment. Land uses within drinking water catchments and around water flows can directly impact upon drinking water quality. The drinking water supplied by the Singleton Council reticulated water supply system is sourced from the Glennies Creek Dam, which is located in the northern part of the Singleton LGA. The land surrounding the dam and Lake St Claire, forms part of the Glennies Creek Drinking Water Catchment.

To maintain an effective water treatment system and high quality drinking water, it is vital to keep the water supply catchments and drinking water storages free of potential pollutants and contaminants. Whilst numerous measures, including proactive surveillance, environmental controls, legislation and risk management protocols help protect the Glennies Creek Drinking Water from adverse water quality impacts; land use planning and development controls also form an important part in keeping the catchment free from potential sources of pollution and contamination.

STRATEGIC POLICY POSITIONS

- The protection of productive agricultural land over rezoning the land for urban growth will be prioritised, particularly where alternative suitable locations exist for such growth.
- We will aim to achieve a target for development to have a neutral or beneficial effect on the water quality of the drinking water catchment.
- The potential for adverse erosion and/or sediment control impacts on natural watercourses is to be avoided.

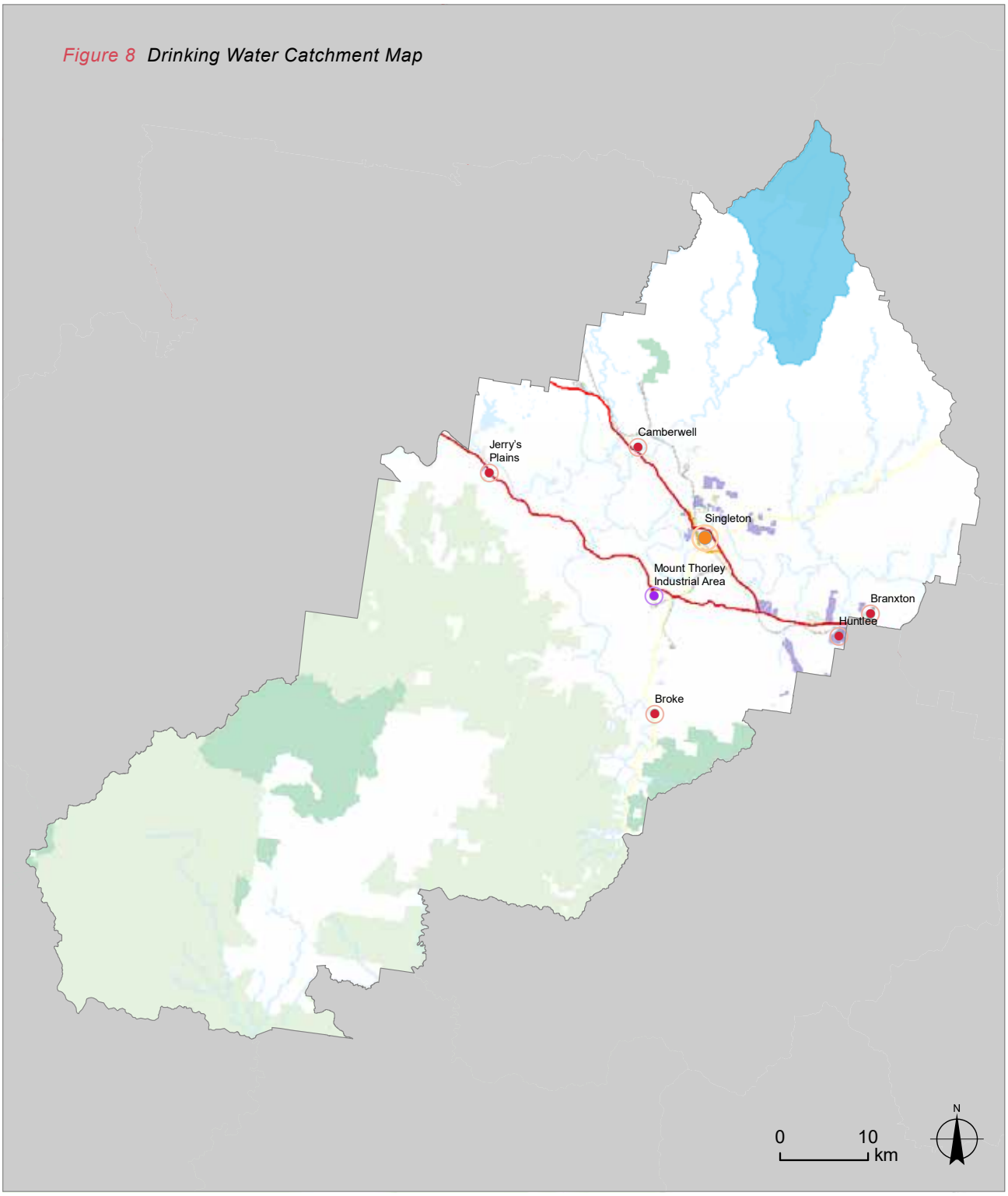
ACTIONS

Singleton Council will:

3.3.1. Prepare a report, which reviews potential impacts from development on the water quality of Singleton's drinking water catchment and provides recommendations for how such impacts can be avoided, which includes an assessment in accordance with the Water NSW's 'Neutral or Beneficial Effect on Water Quality' Guidelines.

3.3.2. Prepare a report, which reviews potential impacts from development on the integrity and quality of natural watercourses and riparian corridors; and provides recommendations for how such impacts can be avoided.

Figure 8 Drinking Water Catchment Map



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- Drinking Water Catchment
- National Park
- State Forest
- Open Space and Reserves

PLANNING PRIORITY 3.4: LAND REHABILITATION OUTCOMES MEET THE NEEDS OF CURRENT AND FUTURE GENERATIONS

RATIONALE

A common focus area for the Upper Hunter and other mining areas is how post-mined land should best be rehabilitated, particularly with regard to final land form outcomes and appropriateness for future potential land uses.

Mining in NSW is primarily regulated by the NSW Government under the Mining Act 1992 and as State Significant Development under the Environmental Planning and Assessment Act 1979.

Mining can generate significant disturbances to land and rehabilitation of such land is a major consideration of government and mine operators, from the mine planning and assessment phases, throughout the commencement and operational phases, right through to the completion of mining activities, mine closure and post-mine management. The Mining Act 1992 defines "rehabilitation" as, '…the treatment or management of disturbed land or water for the purpose of establishing a safe and stable environment'.

In terms of mine rehabilitation, Singleton Council primarily plays an advocacy role in relation to achieving sustainable rehabilitation outcomes and a responsive role in terms of managing land use on and around rehabilitated mining land. In addition to being safe and stable, the community has told us that they would like to see rehabilitated mining land used for productive and beneficial purposes

Before mining commences, mining companies work with government agencies and the community to determine the post-mining use of the land and to develop a mine rehabilitation plan. Such a plan establishes the rehabilitation outcomes for the site and sets out objectives that are agreed upon by the respective companies and government agencies.

As mining is a temporary land use, it leaves behind a legacy of changing expectations for the subsequent re-use of the land post-mining. Activities associated with mining can generate impacts that can limit the post-mining use of land. Numerous factors, such as site accessibility, water quality, soil stability, soil fertility, contamination, spontaneous combustion and safety can limit the options available for use of mining land once rehabilitated.

There is a need for there to be long-term strategies for post-mined land, which have sufficient flexibility to respond to changing community expectations and deliver land use planning outcomes that are consistent with the broader land use objectives for the Singleton LGA. This may include giving consideration to use of rehabilitated land for higher economic purposes, where it is deemed safe and appropriate to do so and where it is beneficial from a land use planning perspective in consideration potential alternative locations for the use.

Making decisions that affect the use of rehabilitated mining land and of mining buffer land that is no longer subject to impacts from mining, can be complex and subject to varying degrees of risk. As such, it is important to have in place comprehensive policies and guidance to manage such risks, minimise complexity and to allow for best outcomes to be achieved for the LGA as a whole.

STRATEGIC POLICY POSITIONS

- Alternative options to returning post-mined land to its pre-mined state should only be considered where comprehensive, detailed and defensible study information demonstrates that the alternative option is appropriate in light of environmental impacts, contextual considerations and relevant Council plans.
- Where they are not intended to be activated, the relinquishment and surrender of mining explorations permits, mineral development licenses and mining leases will be encouraged.
- Where confidence can be given that non-mined mining buffer land will no longer be impacted by mining activities or associated operations into the foreseeable future, consideration will be given to whether the land use planning provisions that apply to that land remain appropriate, on the basis that it is no longer going to be subject to mining impacts.
- Through advocacy and collaboration, we will work with government agencies and industry professionals to achieve rehabilitation outcomes that are sustainable and appropriate for respective sites and locations.

ACTIONS

Singleton Council will:

3.4.1 Develop a procedure on how the council will address and advocate for local site rehabilitation and mine closure issues.

3.4.2 Prepare a discussion paper focussing on the rehabilitation of post-mined land, which contains recommendations for how the Council shall consider and be involved in the development of site rehabilitation proposals.

PLANNING PRIORITY 3.5: WASTE IS MANAGED SUSTAINABLY

RATIONALE

As the population and development grow in the Singleton LGA, so does the associated waste generation and the need for infrastructure and facilities to handle and manage generated waste.

Waste refers to materials or products that are unwanted or have been discarded, rejected or abandoned, including materials or products that are recycled, converted to energy, or which have been disposed.

Waste is defined under the *Environment Protection Act 1993* as:

a) any discarded, rejected, abandoned, unwanted or surplus matter, whether or not intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the matter;

or

b) anything declared by regulation (after consultation under section 5A) or by an environment protection policy to be waste, whether of value or not.

As the population and development grow in the Singleton LGA, so does the associated waste generation and the need for infrastructure and facilities to handle and manage generated waste.

Singleton Council operates the Singleton Waste Management Facility in Fern Gully, Singleton, which has a land area of approximately 15Ha. The remaining lifespan of the facility is projected to be approximately 46+ years, providing extensions to the landfill area receives relevant approvals. Impacts associated with operation of the facility, including noise, dust and odour, necessitate application of a buffer around the facility and implementation of special controls for development within the buffer.

The NSW Government's Waste Avoidance and Resource Recovery Strategy provides long-term strategic direction for waste avoidance and reuse in NSW, including targets for diversion of waste from landfill, recycling of waste and waste innovation. Ongoing strategic alignment of local planning, with State waste management strategies, will be critical for the proper delivery of effective and efficient waste management outcomes for the LGA.

As part of the environmental and public health obligations of land use planning, attention must also be given to the cumulative pollution impacts that multiple septic systems can have on soil health, water table quality and the quality of water in natural waterways. This is particularly relevant in circumstances where the density of land development increases and reticulated sewer is not available for the efficient and proper disposal of effluent offsite.

Climate change projections are forecasting increased incidences of drought and heatwave conditions for the LGA, which will apply additional pressure on local reticulated water supplies. Reclamation of waste water through water quality treatment measures; or application of untreated/partially treated wastewater for purposes not needed treatment to drinking water quality standards, helps reduce reliance on local drinking water supplies and improves the LGA's preparedness for the impacts of climate change.

STRATEGIC POLICY POSITIONS

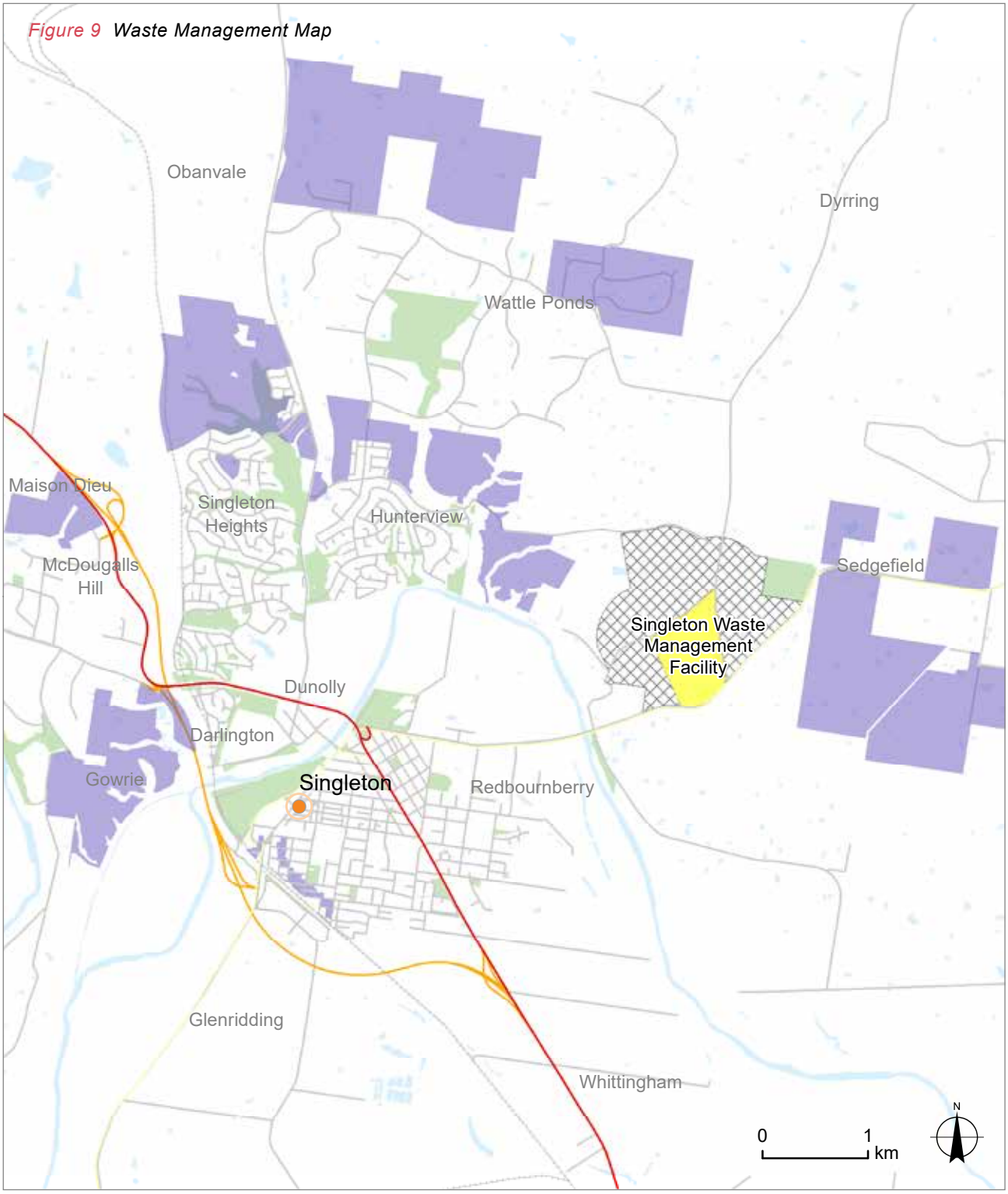
- Opportunities for the innovative and efficient re-use of waste resources will be investigated.
- LEP amendment proposals that would provide for the subdivision of land not serviced by sewer, must not apply a lot size of less than 1Ha, so as to minimise the potential for cumulative impacts associated with onsite effluent disposal.

ACTIONS

Singleton Council will:

3.5.1. In line with State government waste strategies, complete an analysis into land use implications for the management of waste to provide for the needs of the future population.
3.5.2. Prepare a discussion paper investigating opportunities for the innovative and efficient re-use of waste resources.

Figure 9 *Waste Management Map*



Key

- LGA Boundary
- Strategic Centre
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Road Network
- Waste Facility Buffer Area
- Waste Management Facility
- Watercourse
- Waterbody
- Open Space and Reserves

THEME 4: OUR ECONOMY

PLANNING PRIORITY 4.1: THE INDUSTRY BASE IS INNOVATIVE, RESILIENT AND PRODUCTIVE

RATIONALE

There are many features of the Singleton LGA that make it a great place to establish new industries and services, including its existing successful manufacturing and construction industries, its access to the broader Hunter region through the New England Highway, Hunter Expressway and Golden Highway, its electricity and rail line infrastructure, its proximity to the Greater Newcastle Metropolitan area and its natural landscape qualities.

The existing electricity transmission network of the Singleton LGA provides excellent opportunities for the distribution of electricity generated by renewable energy production facilities in the LGA to the broader network.

As shown in figures 10 and 11, the LGA is considered to have substantial prospects available for the generation of energy from solar, wind and geothermal resources. Large areas of the LGA receive sufficient levels of solar radiation for effective solar electricity production. There are areas of the LGA that have the necessary geological characteristics required for geothermal energy generation. Opportunities exist in the higher altitude areas of the LGA to generate electricity from wind power. There are also prospects available to utilise former mine sites for generation of off-river pumped hydro-electric energy.

There are, however, also barriers to establishing new industries and services in the Singleton LGA, including infrastructure provision and access, impacts on and from existing land uses; and uncertainty associated with unconfirmed environments and markets.

Land use planning controls can generate barriers to the establishment of industries if such controls are not configured to best provide for the sustainable growth of industries. Minimising constraints to the sustainable establishment of industries in the Singleton LGA is crucial for the LGA to deliver on its commitments to economic outcomes established by the Hunter Regional Plan for the Hunter region.

One significant constraint to the establishment of new industries within the Singleton LGA is the section of the New England Highway between McDougall's Hill and Belford. The high levels of traffic that use this section of the highway and the capacity limitations of this section of the highway to handle such traffic volumes; generates frequent congestion, adverse traffic safety and amenity impacts and increased travel times. The impacts of such conditions are further amplified in proximity to the section of the New England Highway, which dissects the Singleton Township.

The Singleton LGA benefits from the Great Northern Railway Line, however, use of the rail line is dominated by coal haulage. This limits opportunities to reduce reliance on road transport. Construction of the Singleton - New England Highway Bypass as well as adopting a more equitable approach to use of the Great Northern Railway Line, would assist in alleviating traffic impacts.

Land uses that already exist in the Singleton LGA can also generate obstacles to the establishment of new industries in the LGA, due to the potential for land use conflict and competition for land. To achieve a balanced economy it is crucial for the Singleton LGA to rationalise land use across the LGA and to take advantage of opportunities to cluster compatible and co-dependant land uses wherever possible.

STRATEGIC POLICY POSITIONS

- We will seek to prevent the encroachment of sensitive uses on employment land.
- Clustering of land uses that are complementary and compatible will be encouraged through implementation of appropriate planning controls.
- Emerging opportunities for economic diversification in the LGA will be investigated.
- Opportunities to reduce barriers to establishing key industries and services in the LGA will be investigated.
- Land use planning constraints and opportunities for renewable energy will be investigated.

ACTIONS

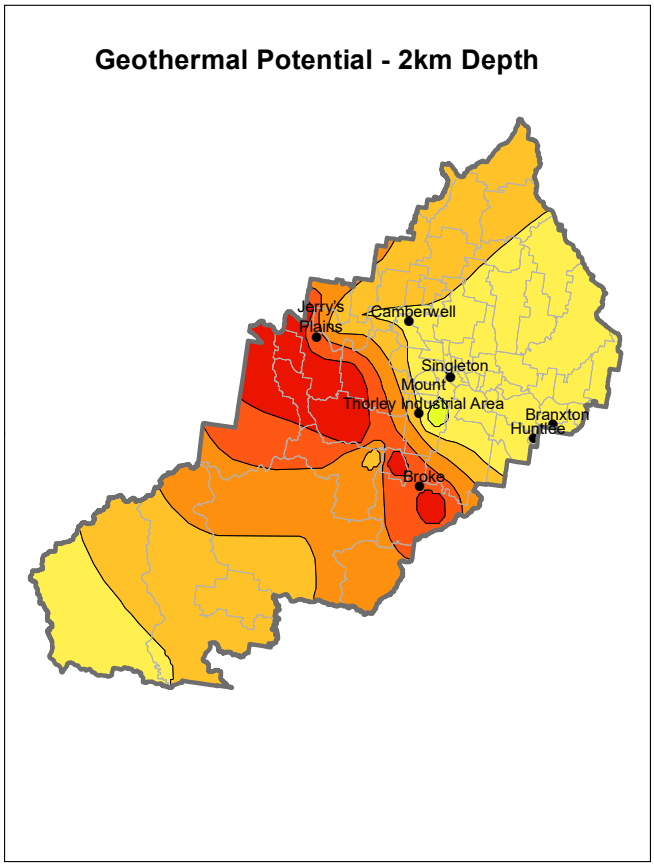
Singleton Council will:

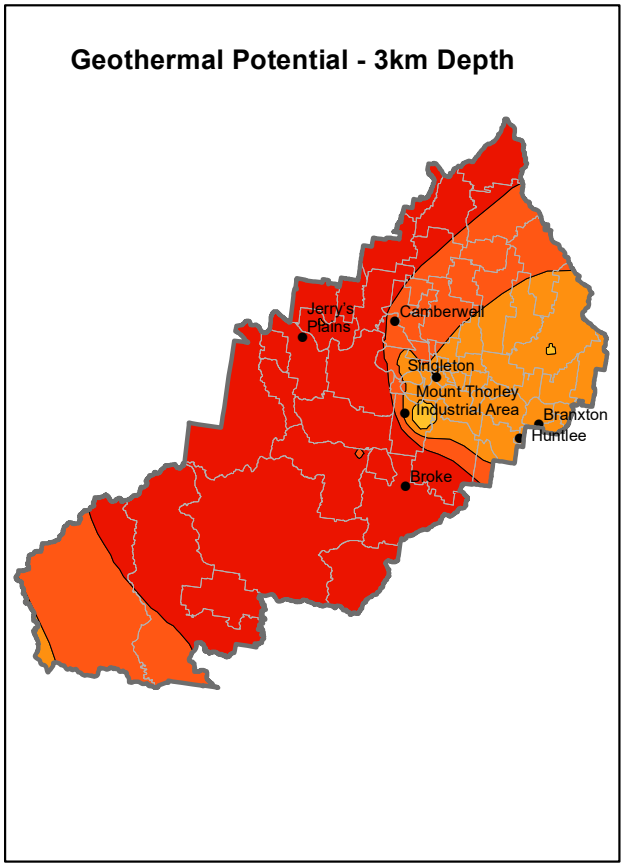
4.1.1 Develop an employment lands strategy that provides for the sustainable growth and diversification of industries.

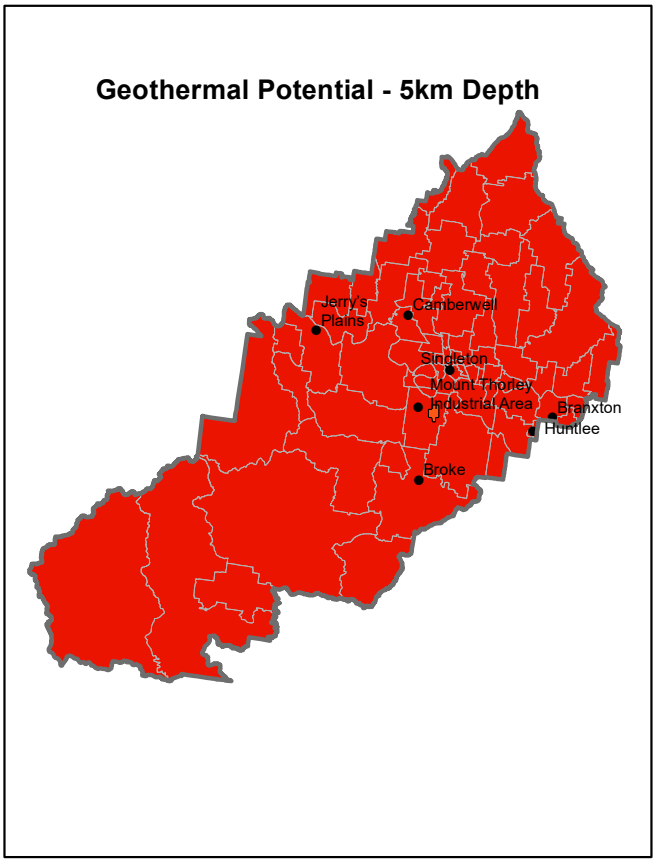
4.1.2 Prepare a report, which investigates constraints, opportunities and impacts associated with establishing renewable energy production facilities in the LGA.

4.1.3 Establish a monitoring and reporting system to monitor implementation of the employment lands strategy.

Figure 10 Geothermal Energy Potential Map





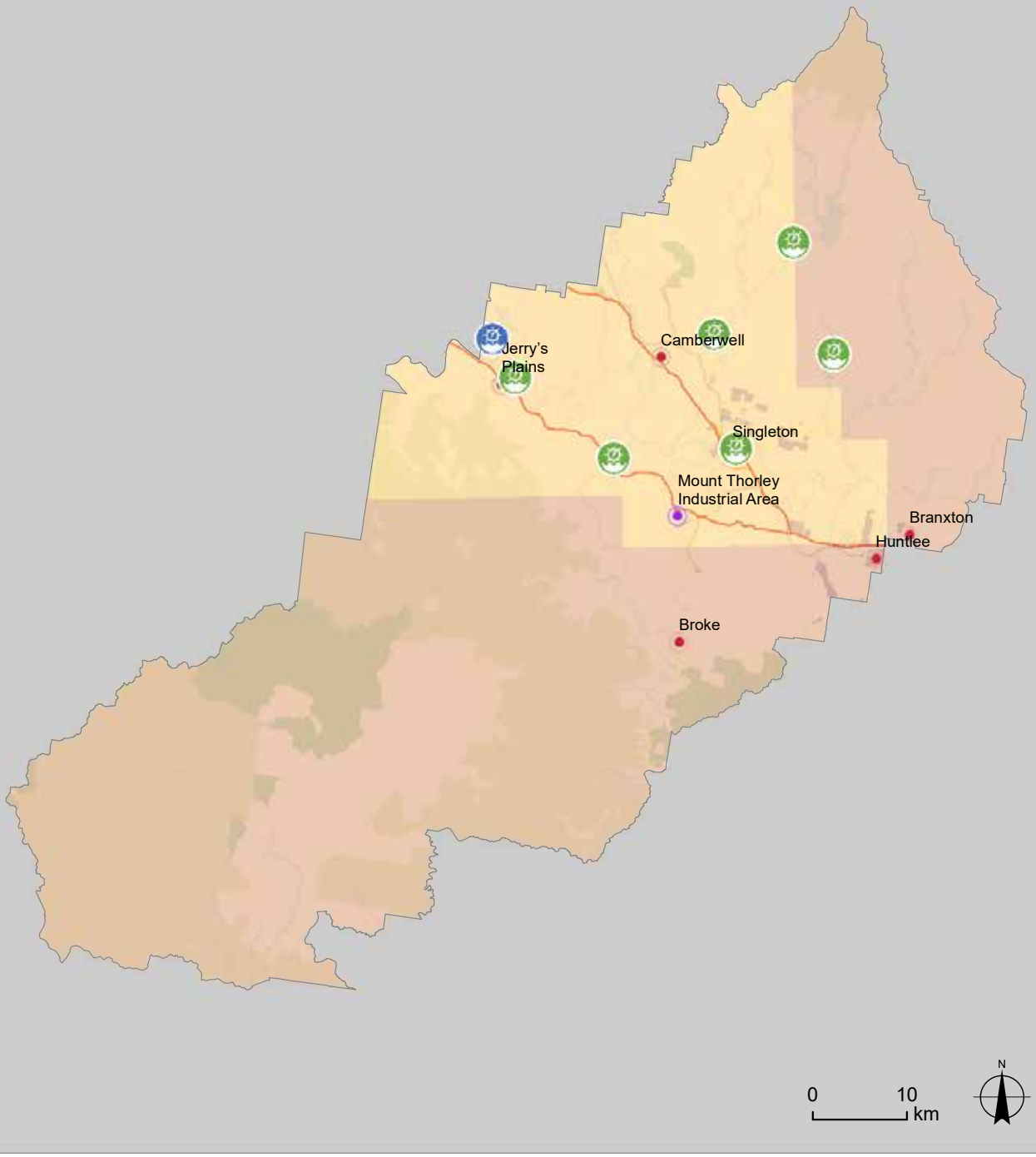


KEY

- Centre
- Singleton LGA
- Suburbs
- Geothermal Potential – 30-39ºC
- Geothermal Potential – 40-49ºC
- Geothermal Potential – 50-59ºC
- Geothermal Potential – 60-69ºC
- Geothermal Potential – 70-79ºC
- Geothermal Potential – 80-89ºC
- Geothermal Potential – 90-99ºC
- Geothermal Potential – 100ºC or greater

Please Note:
Maps are indicative only and are derived from 2018 geothermal temperature map data provided by NSW Resources and Energy

Figure 11 Other Renewable Energy Potential Map



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves
- Solar Energy Potential – 17MJ/m2
- Solar Energy Potential – 16MJ/m2
- Hydro Energy Potential
- Hydro Power Generator

PLANNING PRIORITY 4.2: TRANSPORT INFRASTRUCTURE IS PROTECTED, EFFICIENT AND SUPPORTS ECONOMIC GROWTH

RATIONALE

An efficient and effective transport system is essential for Singleton LGA's continued growth and economic success. Transport infrastructure provides for the movement of people and goods between places and allows for residents and businesses to interact and do business.

Growth of the Singleton LGA can generate increased pressures to develop land along road approaches to major centres, due to such benefits as road accessibility. It is important to ensure that such development does not detract from the visual amenity of the streetscape or landscape or adversely affect the reputation of the centre or LGA.

The Singleton LGA comprises nationally significant transport corridors such as the New England Highway, Golden Highway and Great Northern Railway line as well as more regionally and locally significant corridors.

The effectiveness and efficiency of the transport network can be impeded by factors such as traffic and rail congestion, noise impacts, vibration impacts, light impacts and emissions generated by the vehicles using the infrastructure, as well as the encroachment of incompatible land uses near major transport corridors. Current rail usage results in competition between passenger services, coal and freight haulage on the network.

Suitable management of the positive and negative impacts of the transport network requires an integrated approach to land use planning and infrastructure planning to ensure that jobs and homes are delivered in the right locations and that necessary infrastructure is made available if needed. This includes ensuring that passenger pick-up and drop-off points for public transport are sufficiently provided and well distributed.

In 2013, Transport for NSW completed a formal study, which confirmed the merit of having the New England Highway bypass of Singleton. A preferred option report was completed in 2016, which selected the preferred route for the bypass. In 2019, Transport for NSW commenced exhibition of a concept design and Review of Environmental Factors for the bypass. Following a review of submissions Transport for NSW will continue to refine the bypass design and work with Council and the community as it works towards delivery of the project.

The New England Highway bypass will be transformative for Singleton and it is expected that it will generate a range of impacts and opportunities for the LGA. Areas of particular focus include opportunities arising from improved traffic conditions along George Street, opportunities from improved accessibility between the Singleton Town Centre and New England Highway; and the impacts of land uses in proximity to the bypass corridor.

STRATEGIC POLICY POSITIONS

- We will advocate for improved regional transport infrastructure outcomes.
- Encroachment of incompatible land uses on major transport corridors within the LGA will be avoided wherever practicable.
- A cautionary approach will be applied if considering proposals to rezone or develop land within the selected route for the Singleton New England Highway bypass.
- As relevant, LEP amendment and development proposals are to demonstrate that the function of major transport infrastructure will not be impeded as a result of the proposal.
- As relevant, LEP amendment proposals that seek to rezone land to a residential, business or industrial zone shall be required to demonstrate that the location of that land offers an appropriate choice of transport options and efficient and effective connections to major transport infrastructure.

ACTIONS

Singleton Council will:

4.2.1. Complete a report, formally reviewing land use zoning around existing and proposed transport and infrastructure corridors, which gives consideration to land use compatibility, minimisation of land use conflict and protection of visual amenity.

4.2.2. Through planning controls, apply impact buffer areas around existing and proposed transport corridors to protect the ongoing operation of transport infrastructure and minimise impacts from use of such infrastructure.

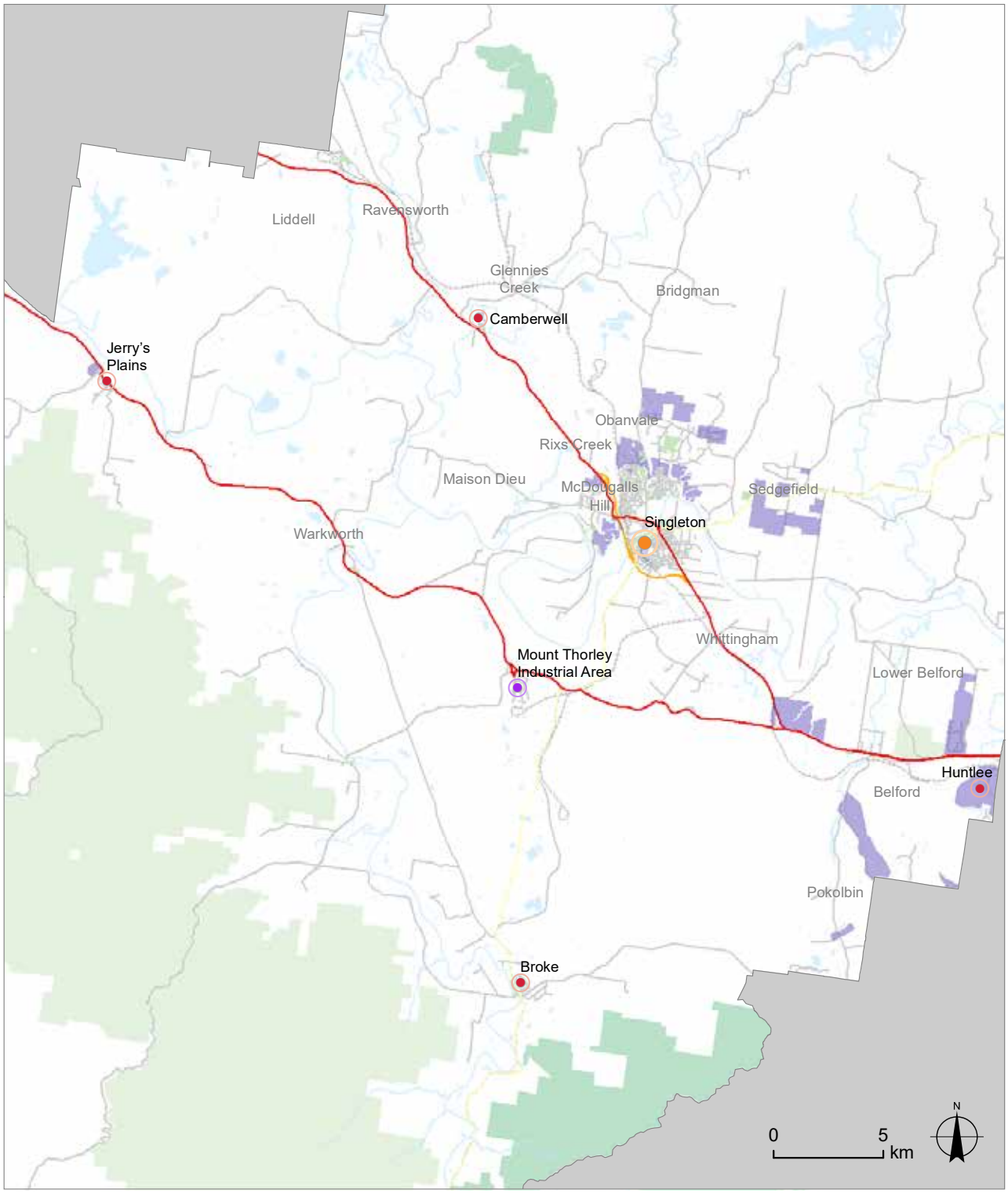
4.2.3. Carry out an analysis of the impacts and opportunities associated with the Singleton New England Highway Bypass route.

Figure 12 Singleton Bypass Map

Key

- LGA Boundary
- Strategic Centre
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Concept Bypass Route
- Railway Line
- Road Network
- Watercourse
- Waterbody
- Open Space and Reserves

Figure 13 *Major Transport Routes Map*



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Road Network
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves

PLANNING PRIORITY 4.3: THE RURAL SECTOR IS INTEGRATED, VALUED AND SUSTAINABLE

RATIONALE

The rural areas of the Singleton LGA comprise a range of agricultural industries including the equine industry, livestock production, horticulture and viticulture.

The Upper Hunter Strategic Regional Land Use Plan has mapped important strategic agricultural land within the LGA, including critical viticulture and equine industry clusters."

The economic contribution of the local equine industry is difficult to quantify due to the industry's diverse nature, which includes horse racing, horse sports, horse associations, horse breeding, working horses and support industries. It is however acknowledged that the industry forms a critical part of the LGA's local economy and identity.

Although only small operations at the time, viticulture (cultivation of wine grapes) has occurred in areas of the Singleton LGA since the late 1820's/early 1830's. Since that time, viticulture has continued to grow into a booming industry within the LGA and broader Hunter Region.

Viticulture in the Singleton LGA contributes approximately $4 million dollars annually to the NSW economy. With around 855 hectares of fruit bearing vines and 58 growers, it is a major land use in the LGA and forms a significant part of the LGA's overall industry mix.

The Hunter regions' internationally recognised status and reputation as a quality wine-making region, draws visitors from around the globe. The tourism industry promotes this status and provides the infrastructure needed to accommodate such visitors. The economic contributions of rural tourism also helps offset the growing production costs of viticulture and wine-making.

Whilst the rural tourism and agriculture industries are co-dependant, they can also be the sources of land use conflict for each other; and compete against each other, for rural land. Cultivation associated with agriculture involves the use of machinery, which can generate noise, dust and light impacts. There can also be environmental impacts in terms of water quality, use of chemicals and erosion.

Key challenges faced by local agricultural industries include the availably of suitable productive agricultural land, competing land uses, land use conflict and keeping production costs low. Land use planning can have impacts on all of these factors. Climatic and market changes can also have significant influences on the sustainability of rural industries and the capacity of such industries to grow.

It is recognised that further work is needed, in collaboration with adjacent council areas, industry professionals and government agencies, to better understand the capacity and requirements for local rural industries to grow and to coordinate land use planning measures to best provide for the sustainable growth of the industries.

STRATEGIC POLICY POSITIONS

- Consultation will occur with Cessnock City Council, industry professionals and relevant government agencies to identify land use requirements critical to the sustainable growth of the viticulture and rural tourism industries.
- Biosecurity will be considered as part of any relevant local plans that affect land within or in proximity to vineyard districts and to agriculture more generally, including the equine and horticulture industries.
- Through a collaborative approach, we will work with government agencies, infrastructure servicing authorities and industry professionals to integrate economic development and infrastructure delivery plans with plans for the growth of the viticulture industry.
- We will work collaboratively with water authorities to ensure water access and security is considered for vineyard districts.
- Overdevelopment, adverse visual amenity impacts and the encroachment of incompatible land uses on existing viticultural areas will be discouraged.
- Wherever practicable, the potential for land use conflict with existing nearby industries will be avoided or where impacts cannot be practically avoided, measures such as design controls, will be put in place to mitigate the impacts.

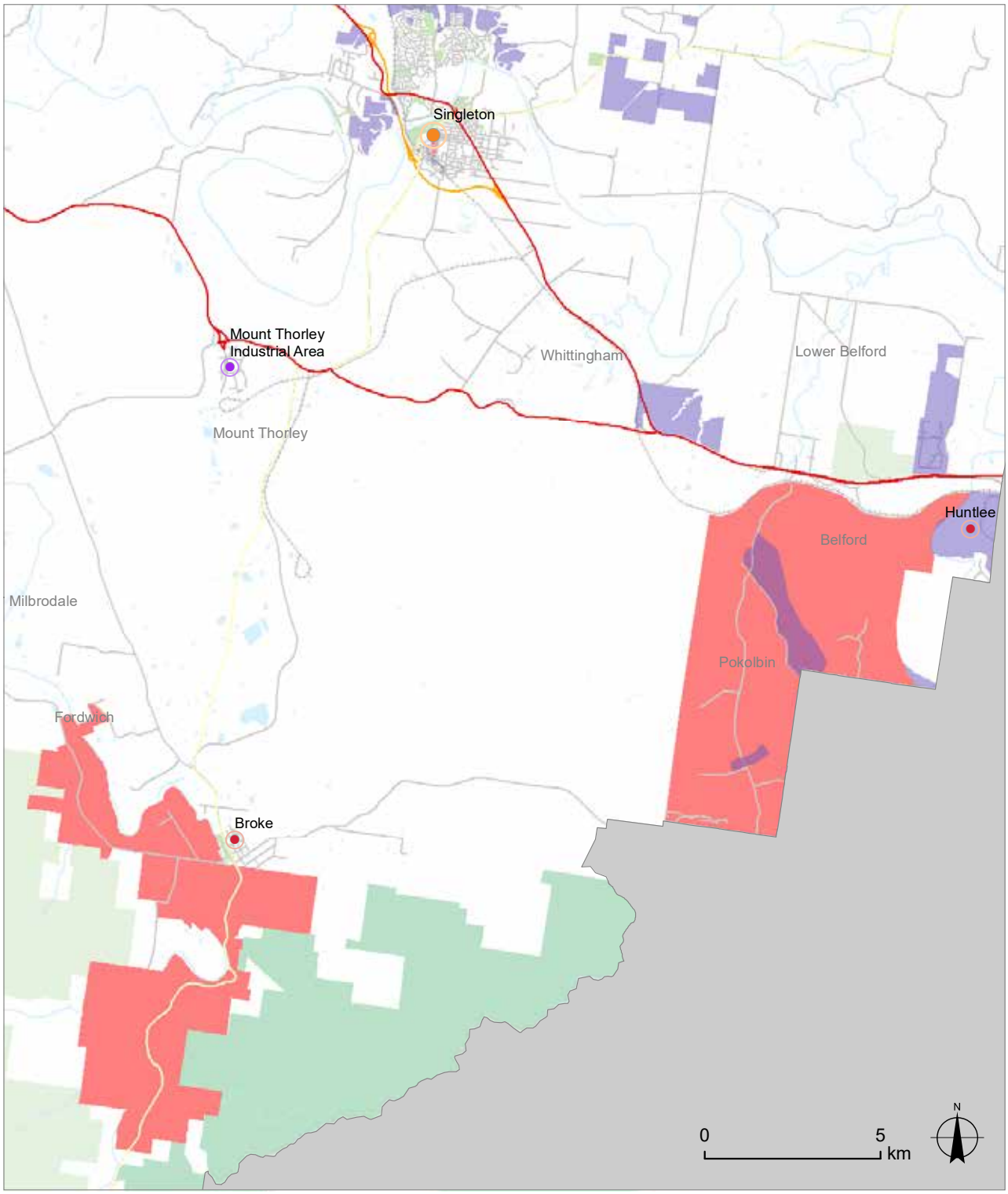
ACTIONS

Singleton Council will:

4.3.1 In consultation with government agencies, develop a vineyards and rural tourism strategy, which responds to the land use and infrastructure requirements of the viticulture and tourism industries, takes into account complementary land uses and minimises the potential for land use conflict.

4.3.2 Undertake a review of the LEP and DCP provisions to align with relevant recommendations from the vineyards and rural tourism strategy.

Figure 14 Viticulture Map



Key

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- Strategic Growth Areas
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- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves
- Vineyard Areas

PLANNING PRIORITY 4.4: THE MINERAL RESOURCE INDUSTRY IS PRODUCTIVE, ACCOUNTABLE AND CONSIDERATE OF SURROUNDING LAND USES

RATIONALE

Viable mineral resource deposits are naturally occurring mineral concentrations in commercially viable quantities and in such a form and location that their economic extraction is presently or potentially feasible within a 20–25 year timeframe. In terms of mineral resource extraction, the coal mining industry is by far the largest extractor of mineral resources in the Singleton LGA and has operated in the LGA since the early 1860's.

The mining industry makes significant contributions to the Singleton LGA economy as well as the regional and state economies through investment, employment and gross revenue. Approximately 62.2% of the total annual gross revenue generated by the LGA is associated with mining and of this amount, coal mining constitutes around 61.5%, whereas other minerals only accounts for 0.7% . The industry is responsible for providing approximately 40.6% of the total number of jobs in the LGA, with coal mining making up 39.5% and mining of other minerals only accounting for 1.1%.

For the economy of the Singleton LGA to continue to grow and thrive in the short to medium term, it will be significantly linked to the ongoing prosperity and stability of the mining industry over the next few decades.
In addition to potential land use conflicts, competition for land and physical and legal constraints to accessing land that comprises viable mineral resource deposits can have significant adverse impacts upon the mining industry in the LGA.

As mining development is predominantly assessed, approved and regulated by the State Government, there are limitations on the extent to which mining operations can be influenced at the local government level. The impacts of new local land uses on existing and proposed mines and land comprising viable mineral resource deposits, can however, be influenced at the local government level through local land use planning instruments and controls.

There is a balance to be achieved between mining development and local development and diversification of industries away from dependency on coal mining in the LGA. To enable balanced decisions to be made, a proper understanding of the impacts of proposals to rezone land on the viability and stability of the mining industry is needed.

STRATEGIC POLICY POSITIONS

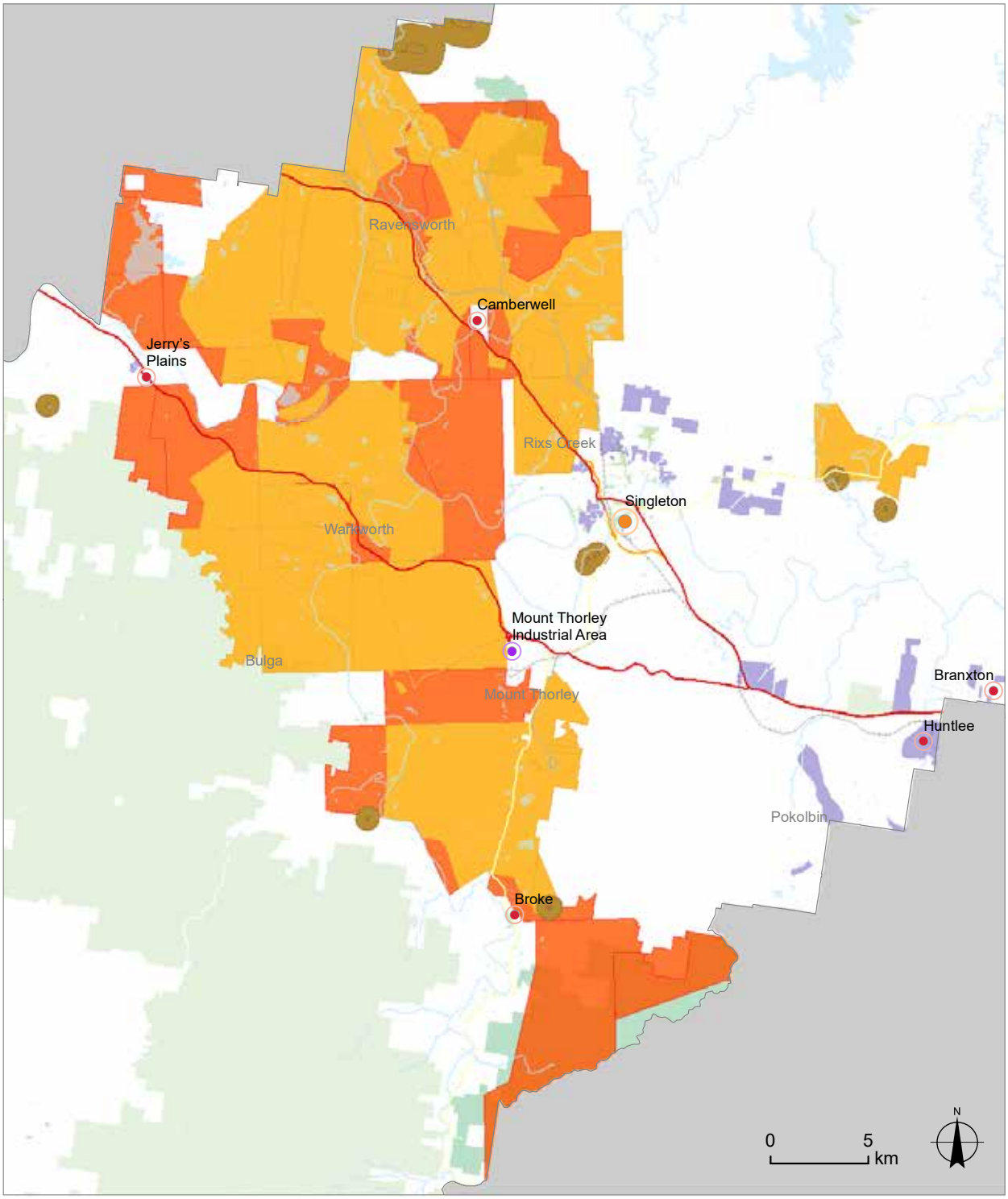
- Through its advocacy role, we will seek to achieve balanced co-existence between extractive industries and other land uses in the LGA.
- As relevant, LEP amendment proposals, which seek to rezone land to a non-rural zone or reduce the minimum lot size for subdivision of land, will be required to demonstrate that the development of the land for the intended future purpose will not constrain reasonable access to viable mineral resource deposits.
- LEP amendment proposals and development proposals that are likely to result in the disturbance or harm to natural resources are supported by adequate justification for why the proposal should proceed in consideration of alternative options to the disturbance or harm.

ACTIONS

Singleton Council will:

4.4.1 In consultation with government agencies, develop and apply, through appropriate mechanisms, buffer areas around urban settlement and growth areas, establishing limits on how close extractive industries can encroach upon such areas, so as to minimise the potential for land use conflict and maintain balance between the respective land uses.

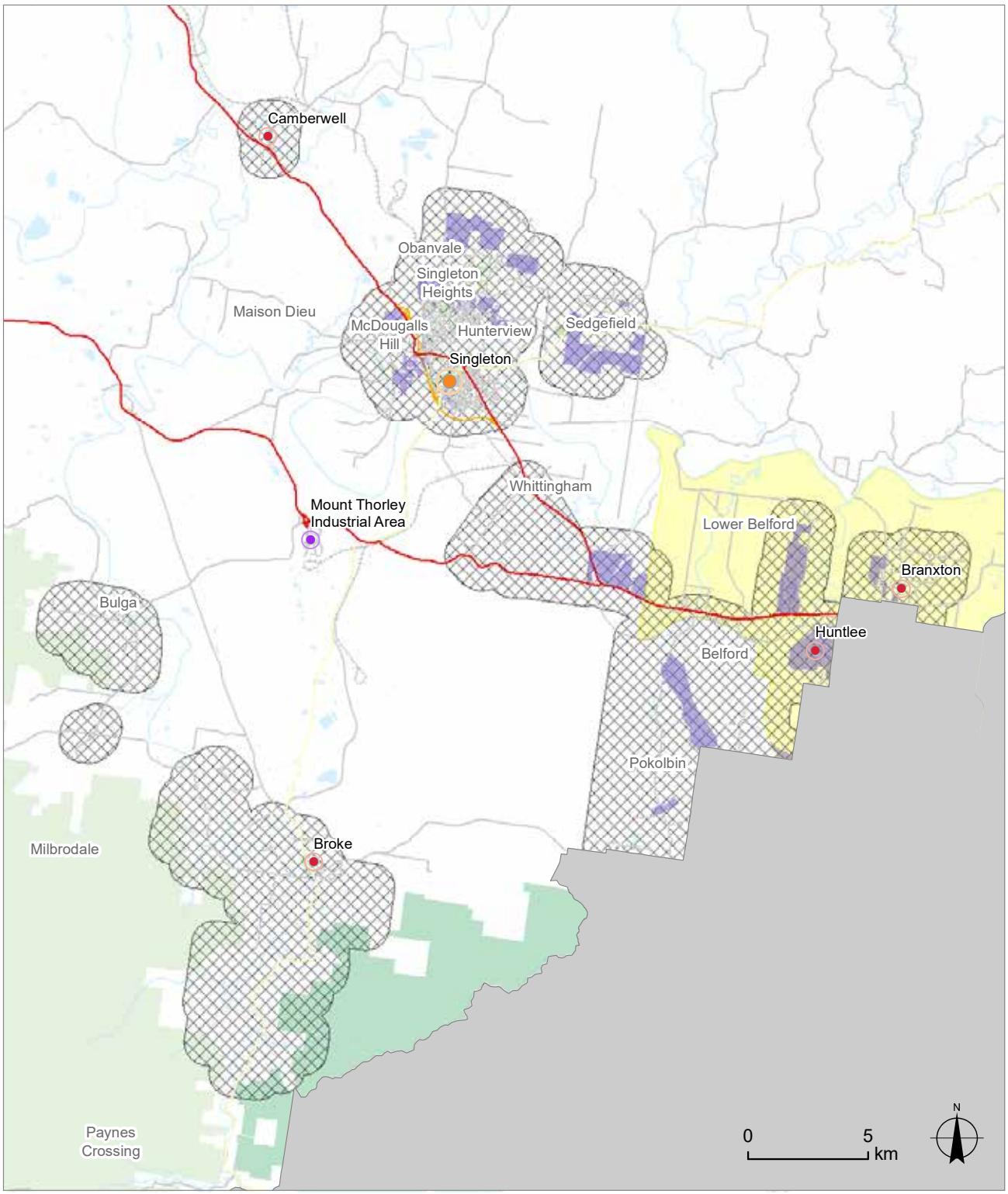
Figure 15 Extractive Industries Map



Key

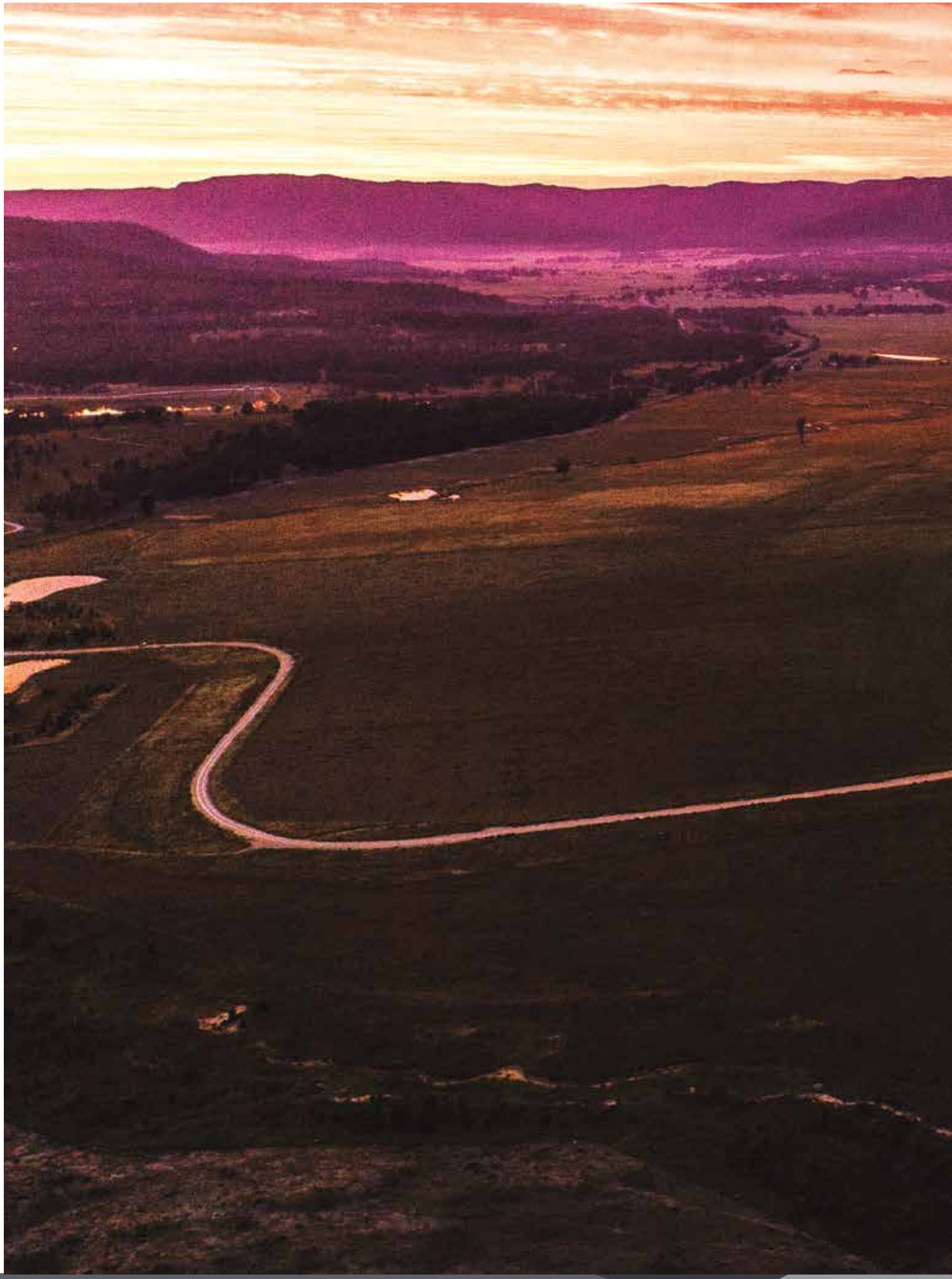
- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Areas
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves
- Assessment Lease
- Exploration License
- Mining Lease
- Quarry

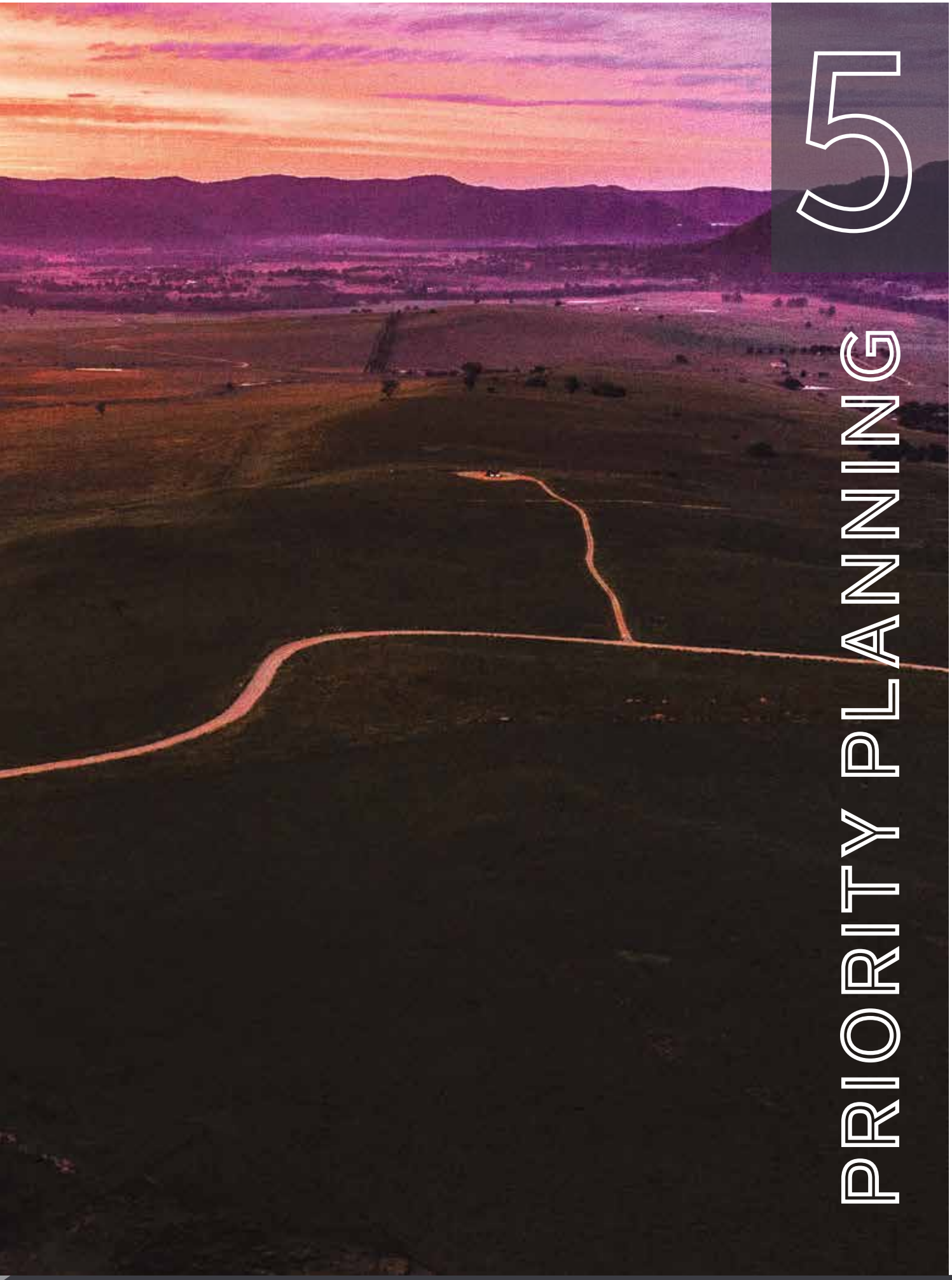
Figure 16 Concept Urban Buffers Map



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Areas
- District or Subregion
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves
- Concept Urban Buffers





5 PRIORITY PLANNING

PRIORITY PLANNING AREAS

Priority planning areas are those geographical locations and places that have been identified as requiring further investigation, a tailored planning response; or is in need of careful management to ensure development growth meets the needs of the growing and changing population. Increased focus and planning in terms of these areas will assist in achieving the actions, priorities, outcomes and vision of this planning statement.

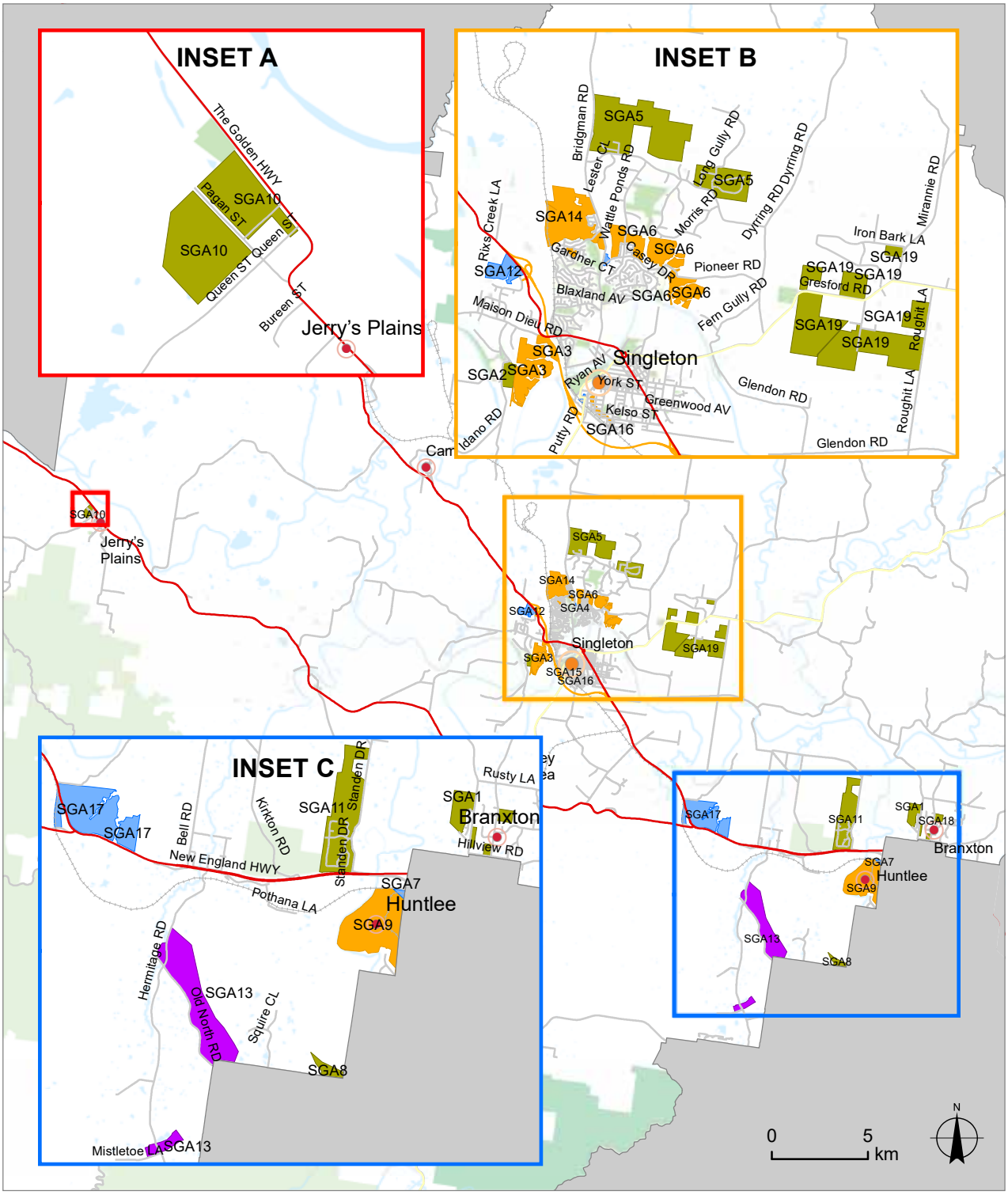
STRATEGIC GROWTH AREAS

The strategic growth areas listed in **Table 1** below provide for projected demand for housing and economic development land.

TABLE 1 - STRATEGIC GROWTH AREAS

GROWTH AREA	ID	TYPE	CONCEPT MINIMUM LOT SIZE	PROJECTED LOT YIELD	PROJECTED DWELLING YIELD
Branxton Strategic Growth Area	SGA1	Lifestyle Living	4000m2	153	156
	SGA18	Housing outcomes to be investigated through the Local Housing Strategy			
Gowrie Strategic Growth Area	SGA2	Lifestyle Living	4000m2	37	37
	SGA3	Urban Housing	As per existing LEP	734	755
Hunterview-Wattle Ponds Strategic Growth Area	SGA4	Employment	As per existing LEP	1	-
	SGA5	Lifestyle Living	1Ha	318	326
	SGA6	Urban Housing	As per existing LEP	1056	1086
Huntlee	SGA7	Employment	As per existing LEP	1	-
	SGA8	Lifestyle Living	As per existing LEP	58	58
	SGA9	Urban Housing	As per existing LEP	1393	1434
Jerrys Plains	SGA10	Lifestyle Living	1Ha	20	20
Lower Belford	SGA11	Lifestyle Living	4Ha	152	158
McDougall's Hill	SGA12	Employment	As per existing LEP	61	-
Pokolbin	SGA13	Tourism	As per existing LEP	28	28
Singleton Heights Obanvale	SGA14	Urban Housing	As per existing LEP	1031	1060
Singleton	SGA15	Employment	As per existing LEP	-	-
	SGA16	Urban Housing	As per existing LEP	To be determined	To be determined
Whittingham	SGA17	Employment	As per existing LEP	205	0
Sedgefield	SGA19	Lifestyle Living	5Ha	52	52
				TOTAL:	5170+

Figure 17 Growth Areas Map



Key

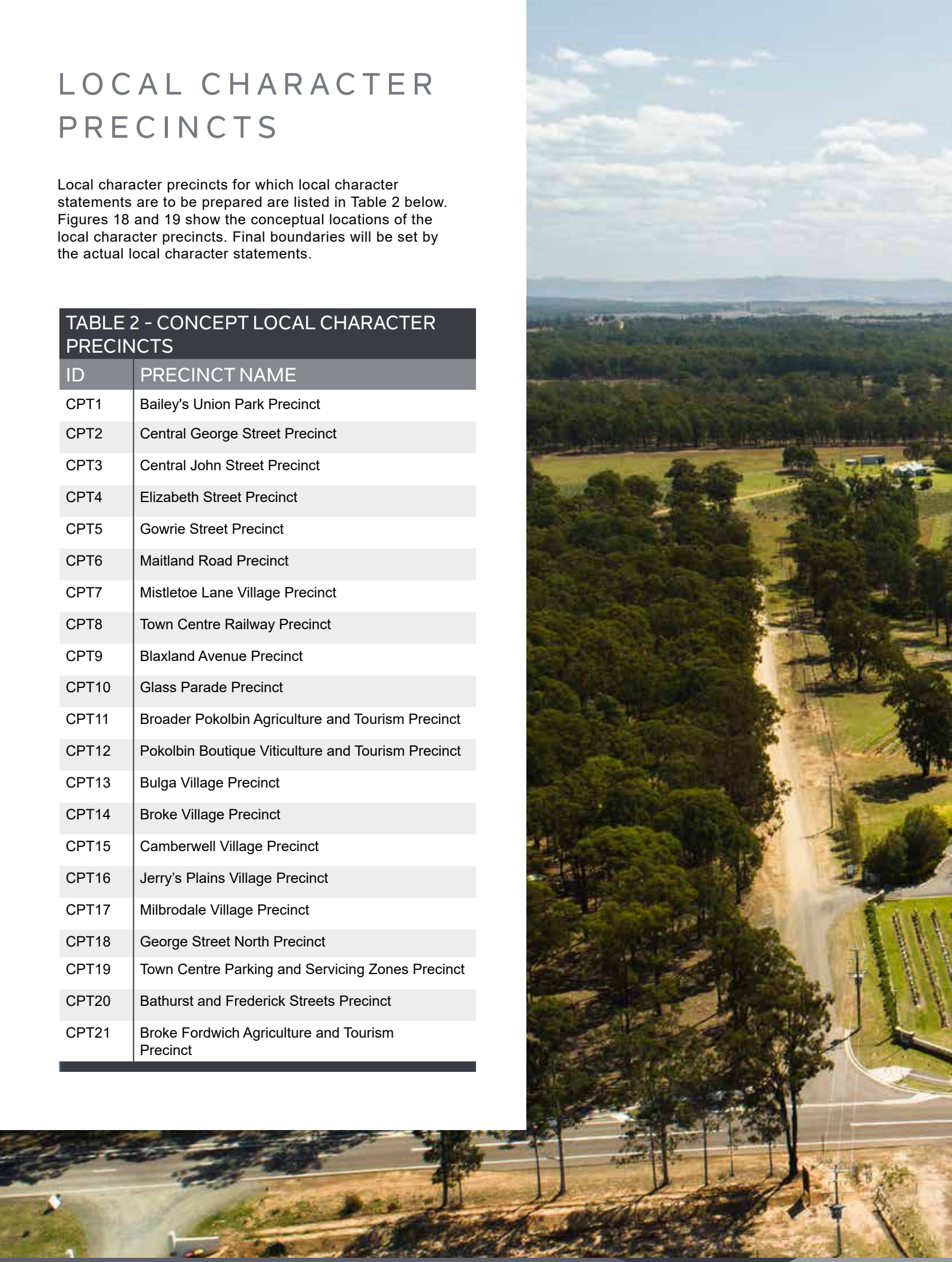
- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Strategic Growth Area - Employment
- Strategic Growth Area - Tourism
- Strategic Growth Area – Lifestyle Living
- Strategic Growth Area – Urban Housing
- Major Inter-Regional Road
- Minor Inter-Regional Road
- Proposed Transport Infrastructure
- Railway Line
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves

LOCAL CHARACTER PRECINCTS

Local character precincts for which local character statements are to be prepared are listed in Table 2 below. Figures 18 and 19 show the conceptual locations of the local character precincts. Final boundaries will be set by the actual local character statements.

TABLE 2 - CONCEPT LOCAL CHARACTER PRECINCTS

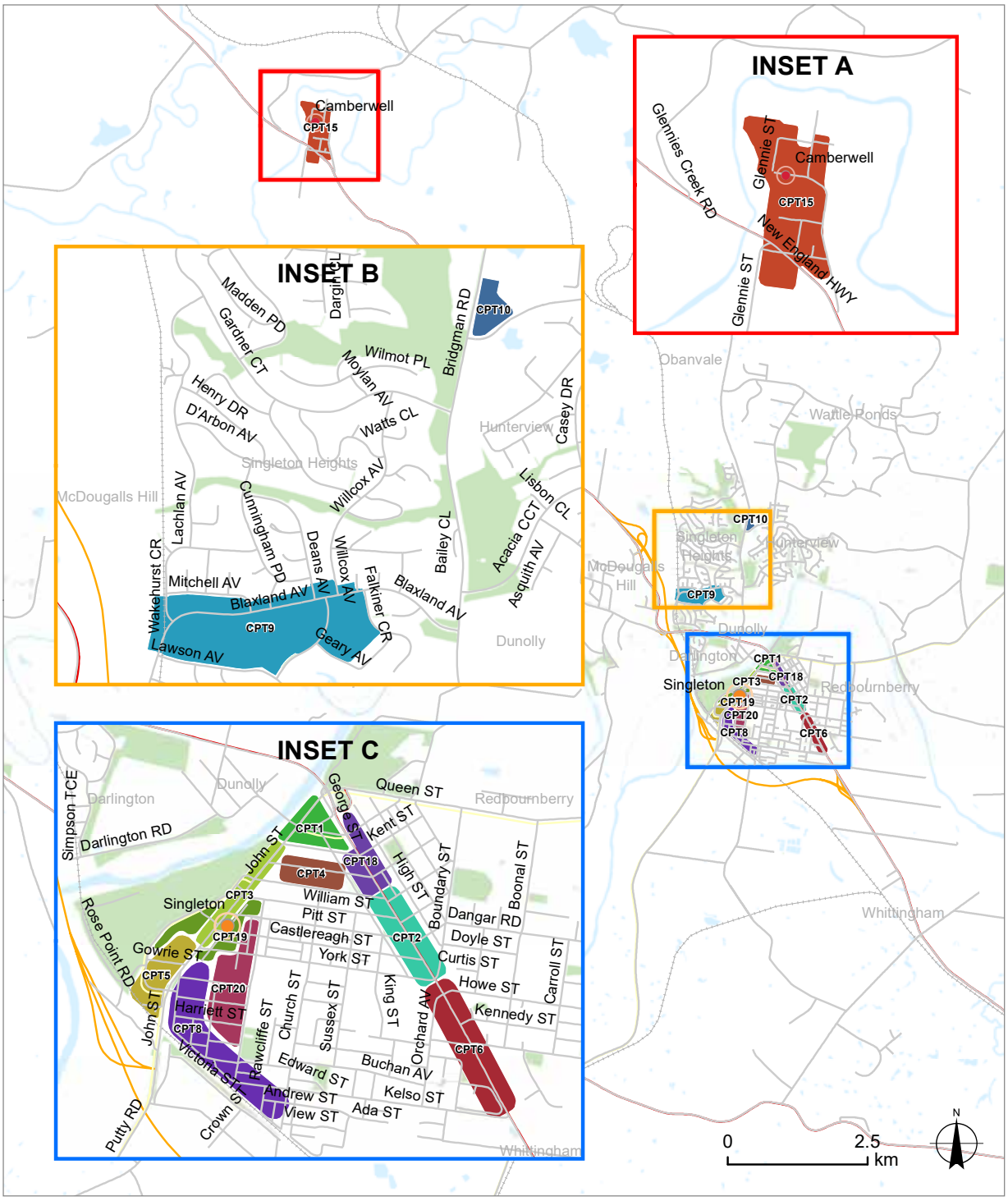
ID	PRECINCT NAME
CPT1	Bailey's Union Park Precinct
CPT2	Central George Street Precinct
CPT3	Central John Street Precinct
CPT4	Elizabeth Street Precinct
CPT5	Gowrie Street Precinct
CPT6	Maitland Road Precinct
CPT7	Mistletoe Lane Village Precinct
CPT8	Town Centre Railway Precinct
CPT9	Blaxland Avenue Precinct
CPT10	Glass Parade Precinct
CPT11	Broader Pokolbin Agriculture and Tourism Precinct
CPT12	Pokolbin Boutique Viticulture and Tourism Precinct
CPT13	Bulga Village Precinct
CPT14	Broke Village Precinct
CPT15	Camberwell Village Precinct
CPT16	Jerry's Plains Village Precinct
CPT17	Milbrodale Village Precinct
CPT18	George Street North Precinct
CPT19	Town Centre Parking and Servicing Zones Precinct
CPT20	Bathurst and Frederick Streets Precinct
CPT21	Broke Fordwich Agriculture and Tourism Precinct



LOCAL STRATEGIC PLANNING STATEMENT

SINGLETON COUNCIL

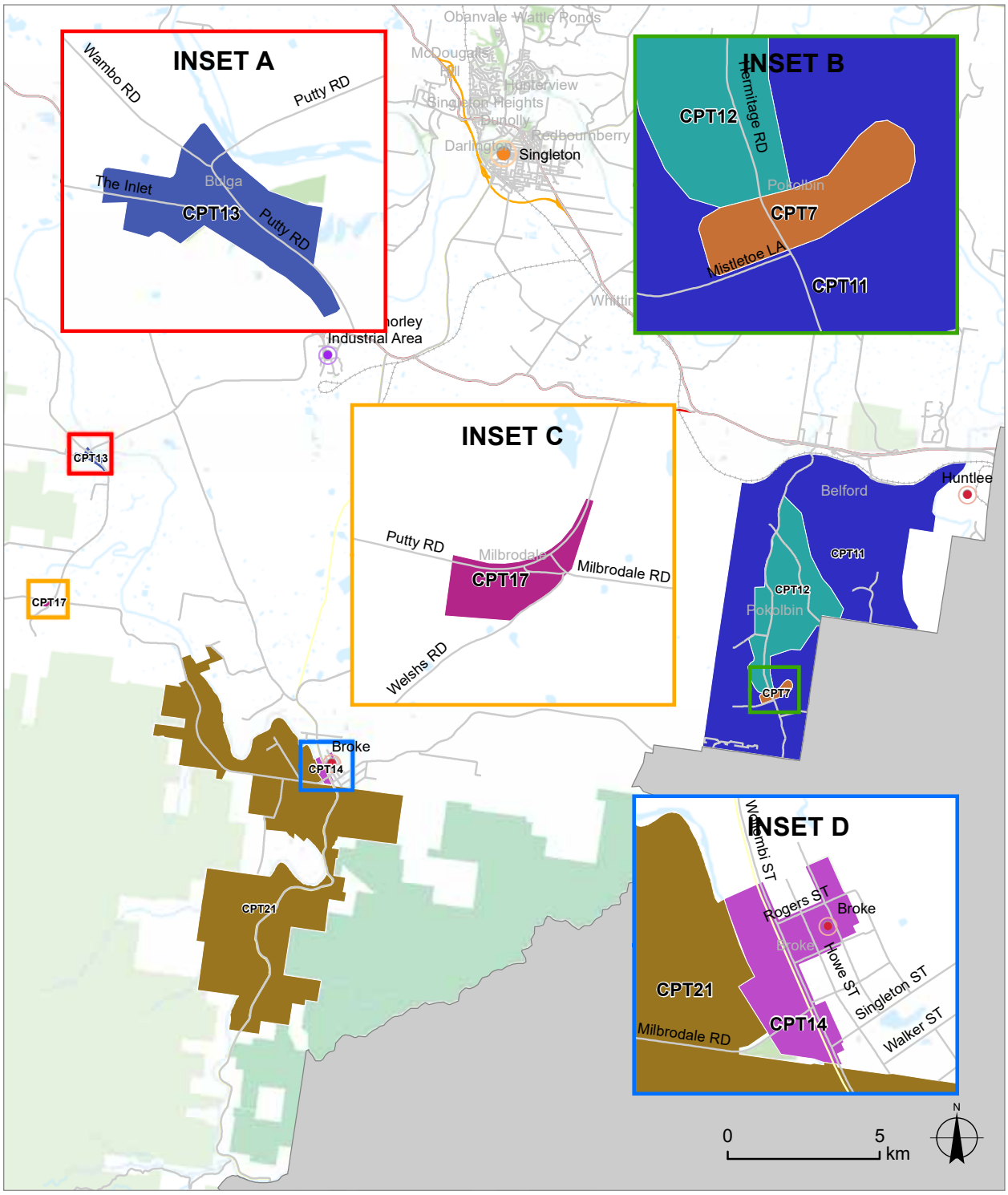
Figure 18 Local Character Precincts Map



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Bailey's Union Park Precinct
- Bathurst and Frederick Streets Precinct
- Blaxland Avenue Precinct
- Camberwell Village Precinct
- Central George Street Precinct
- Central John Street Precinct
- Elizabeth Street Precinct
- George Street North Precinct
- Glass Parade Precinct
- Gowrie Street Precinct
- Maitland Road Precinct
- Town Centre Parking and Servicing Zones Precinct
- Town Centre Railway Precinct
- Watercourse
- Waterbody
- Open Space and Reserves

Figure 19 Local Character Precincts Map



Key

- LGA Boundary
- Strategic Centre
- Centre of Local Significance
- Significant Employment Land Cluster
- Watercourse
- Waterbody
- National Park
- State Forest
- Open Space and Reserves
- Broader Pokolbin Agriculture and Tourism Precinct
- Broke Fordwich Agriculture and Tourism Precinct
- Broke Village Precinct
- Bulga Village Precinct
- Milbrodale Village Precinct
- Mistletoe Lane Village Precinct
- Pokolbin Boutique Viticulture and Tourism Precinct

6 IMPLEMENTATION

IMPLEMENTATION

MONITORING + REPORTING

Implementation of this Statement will be monitored and reported upon through the Integrated Planning and Reporting (IP&R) Framework and will be reviewed a maximum every 4 years in alignment with the IP&R review cycle. The framework is established under Part 2, Chapter 13 of the Local Government Act 1993 and requires preparation of specific plans and strategies by councils to guide implementation and resourcing of their operations.

The actions for the planning priorities of this Statement will be integrated into respective four-year delivery programs and one-year operational plans created under the Integrated Planning and Reporting Framework in consideration of Council resourcing, programming and project prioritisation.

Council already has a well-established monitoring and reporting system in place for tracking and reporting upon the Council's progress implementing its Delivery Program and Operation Plan. To maintain efficiency and to avoid duplication, progress completing the actions of this Statement will be reported upon through the monitoring and reporting system used for the Delivery Program and Operation Plan.

GOVERNANCE + COLLABORATION

Working together with councils across the region and state government agencies is essential for the effective delivery of the outcomes and actions identified by this Statement.

Collaboration helps each agency and department achieve their goals by focussing on mutually beneficial solutions and provides for greater efficiency through sharing of resources and costs. It also reduces the likelihood of duplicated effort.

The Hunter Joint Organisation is ideally placed to help facilitate and coordinate such collaborative partnerships. Joint organisations have formal standing under Part 7 of the Local Government Act 1993 and their principle functions include:

- establishing strategic regional priorities for the joint organisation area to establish strategies and plans for delivering those strategic regional priorities;
- to provide regional leadership for the joint organisation area and to be an advocate for strategic regional priorities;
- to identify and take up opportunities for inter-governmental co-operation on matters relating to the joint organisation area; and
- delivery of services and provision of assistance to or on behalf of councils as agreed with member Councils and permitted by the regulations.

As the Singleton LGA population continues to grow and change; and the Council continues to respond to the competing needs of the community in a financially responsible and sustainable manner, the importance of collaborative relationships and their associated benefits will also continue to increase. Assistance in delivery of the outcomes and actions identified by this Statement will not only have benefits for the Singleton LGA, but will also contribute towards achieving the goals set for the region by the Hunter Regional Plan and goals established for the State under the NSW State Plan.

Collaboration with the following key agencies has been identified as necessary for the effective and efficient delivery of the actions of this Statement:

- NSW Department of Planning, Industry and Environment
- NSW Department of Transport
- NSW Rural Fire Service
- NSW State Emergency Service
- Hunter Water Corporation
- Ministry of Health
- Department of Education
- Environment Protection Authority
- Natural Resources Commission
- Biodiversity Conservation Trust
- Forestry Corporation
- Essential Energy
- Ausgrid
- University of Newcastle

The above list is not exhaustive and it is acknowledged that the names, composition and structural position of agencies can vary over time. New agencies may also evolve. A collaborative approach with such state and federal agencies that hold an interest in land use planning outcomes, will continue to be a necessary factor in the implementation of this Statement.

SUPPORT INFRASTRUCTURE

A key foundation for growth is the infrastructure to support that growth. Such infrastructure includes:

- Road and transport infrastructure;
- Cycleways, footpaths and well-planned shade;
- Sewer and water infrastructure;
- Open space and recreation infrastructure;
- Civic and community infrastructure;
- Stormwater and drainage infrastructure;
- Waste management infrastructure; and
- Electrical and communication infrastructure.

As population and economic growth occurs, so does the demand for new and enhanced assets and services, including both local and regional infrastructure. In terms of the local infrastructure for which Council is responsible, Council must effectively account for and manage the assets having regard to the long-term and cumulative effects of decisions. Council is responsible for maintenance and replacement of existing infrastructure as well as planning for new and augmented infrastructure.

As at the 30 June 2019, the replacement value of Council assets was $1.039 billion. During the 2018/19 financial year, Council spent approximately $3.758 Million on new capital works and $7.903 Million on capital renewal works. The expenditure on maintenance of Council-owned infrastructure for that period was $12.043 million.

Council's ability to fund provision, maintenance and renewal of infrastructure is constrained by 'rate-pegging', which means that the annual increase in rating revenue is established by an external body, namely the Independent Pricing and Regulatory Tribunal (IPART).

Council also levies developer contributions through its local contribution plan(s) and via planning agreements for the provision and augmentation of certain growth infrastructure. Legislated caps on the amounts able to be levied and criteria limiting the infrastructure for which development contributions can be charged, further constrains Council's ability to fulfil expectations towards the range of infrastructure desired by the community as it continues to grow.

The Council's Long Term Financial Plan takes into account the abovementioned financial realities and focuses on allocating available funds in a manner which delivers the most effective, efficient and sustainable outcomes.

In terms of regional infrastructure, the LGA competes against the rest of the State and Hunter region for funding of regional infrastructure in the LGA. Whilst the Singleton LGA has capacity to increase its proportion of regional population growth and contributes significantly to employment in the region, attracting investment towards local regional infrastructure can be difficult.

FUNDING + INVESTMENT

This Statement performs an important role in informing the Council's resourcing by identifying actions for inclusion in the Council's Delivery Program and Operational Plan. As many of the actions contained in this Statement will require resource allocation, it will be important to ensure that the resourcing strategy and Council budget account for what is necessary to deliver the actions.

Where possible, the Council shall seek to offset costs through any available grant funding opportunities and utilising existing resources efficiently.

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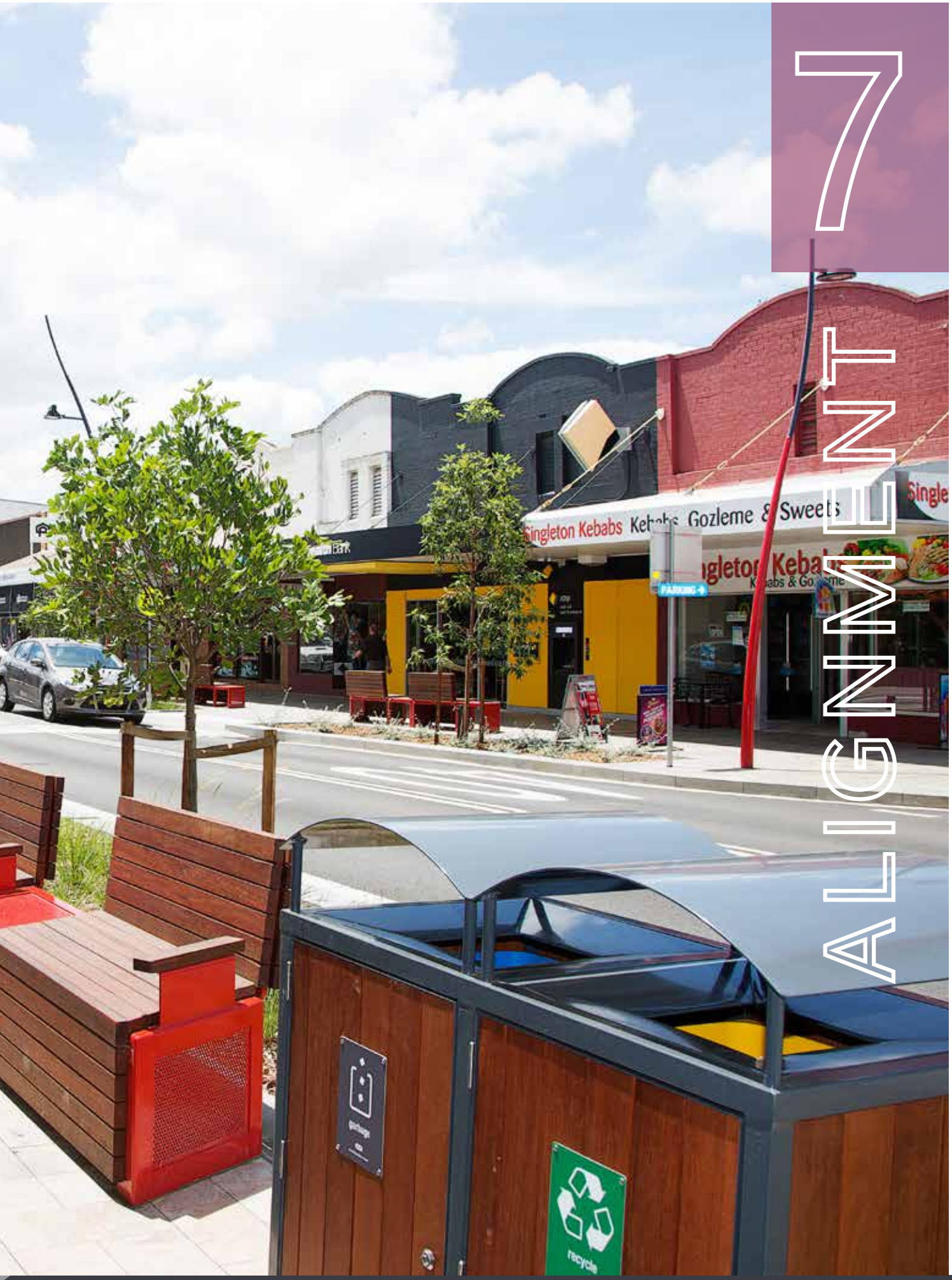
Town Centre

7 ALIGNMENT



SINGLETON COUNCIL

STRATEGIC ALIGNMENT

ALIGN WITH THE COMMUNITY STRATEGIC PLAN (CSP)

PRIORITY	CSP STRATEGIES
1.1 The health and amenity of the community is protected	• Promote, facilitate and provide services for public health, healthy living and lifestyles • Collaborate with Government and other agencies to improve services relating to but not limited to health, education, integration, connectivity, security and well-being • Educate and advocate to improve air quality in Singleton
1.2 Accommodation, facility and service provision meets the needs of the aging population	• Provide services and facilities that meet the needs of our community at different stages of life
1.3 Youth and younger persons are encouraged to move to and remain in the Singleton LGA, feel included and have access to required skills development, employment opportunities, infrastructure and facilities	• Provide services and facilities that meet the needs of our community at different stages of life
2.1 Places are well planned and maximise access to infrastructure and services	• Provide social, recreational and cultural services which educate, inspire and entertain • Collaborate with Government and other agencies to improve services relating to but not limited to health, education, integration, connectivity, security and well-being • Provide safe and reliable water and sewer services • Promote and facilitate sustainable village living • Facilitate land use planning and development outcomes which respect and contribute in a positive way to the environment and community • Manage and reduce risks from environmental pollution and disease • Educate and advocate to improve air quality in Singleton • Seek funding to provide infrastructure, programs, services or events which value add to the delivery of the objectives of Singleton 2027 • Infrastructure, services, facilities and Council are managed in a financially sustainable way
2.2 The significance of heritage and cultural identity is embraced	• Provide social, recreational and cultural services which educate, inspire and entertain
2.3 The housing stock is high-quality, affordable and provides for a range of accommodation choices	• Facilitate land use planning and development outcomes which respect and contribute in a positive way to the environment and community

PRIORITY	CSP STRATEGIES
3.1 Biodiversity is valued, protected and enhanced	• Collaborate to enhance, protect and improve our environment
3.2 Development is resilient to hazards and the impacts of climate change	• Collaborate to enhance, protect and improve our environment • Increase the planning and preparedness for natural disasters
3.3 Resources are managed efficiently and effectively	• Collaborate to enhance, protect and improve our environment • Collect and manage urban stormwater effectively
3.4 Land rehabilitation outcomes meet the needs of current and future generations	• Collaborate to enhance, protect and improve our environment
3.5 Waste is managed sustainably	• Promote efficient water and waste management and increase reuse and recycling
4.1 The industry base is innovative, resilient and productive	• Attract new investment to increase the diversity and resilience of the Singleton economy • Support the capacity of Singleton businesses to be flexible, adaptable and prepared for change
4.2 Transport infrastructure is protected, efficient and supports economic growth	• Improve transport connectivity and support sustainable alternatives
4.3 The rural sector is integrated, valued and sustainable	• Manage and reduce risks from environmental pollution and disease • Continue to support local tourism operators for the promotion of Singleton as a tourism destination
4.4 The mineral resource industry is productive, accountable and considerate of surrounding land uses	• Manage and reduce risks from environmental pollution and disease • Educate and advocate to improve air quality in Singleton

ALIGNMENT WITH THE HUNTER REGIONAL PLAN (HRP)

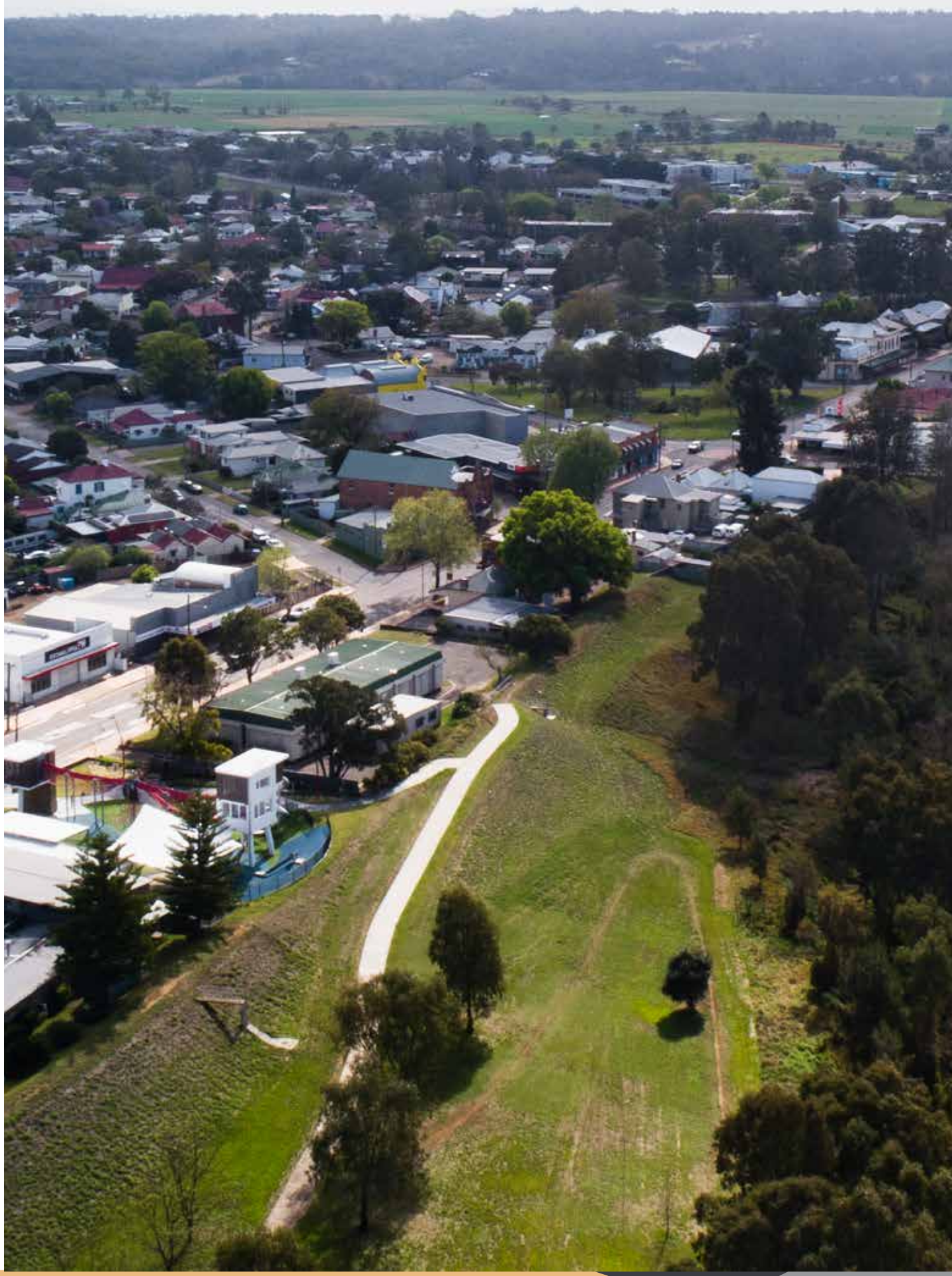
PRIORITY	HRP DIRECTIONS
1.1 The health and amenity of the community is protected	**8.** Promote innovative small business and growth in the service sectors (Action: 8.6) **13.** Plan for greater land use compatibility (Actions: 13.2, 13.3, 13.4) **17.** Create healthy built environments through good design (Actions: 17.1, 17.3) **26.** Deliver infrastructure to support growth and communities (Actions: 26.2, 26.4, 26.5, 26.6)
1.2 Accommodation, facility and service provision meets the needs of the aging population	**22.** Promote housing diversity (Actions: 22.1, 22.2, 22.3, 22.4) **26.** Deliver infrastructure to support growth and communities (Actions: 26.2, 26.4, 26.5, 26.6)
1.3 Youth and younger persons are encouraged to move to and remain in the Singleton LGA, feel included and have access to required skills development, employment opportunities, infrastructure and facilities	**4.** Enhance interregional linkages to support economic growth (Actions: 4.2, 4.11) **8.** Promote innovative small business and growth in the service sectors (Actions: 8.1, 8.3) **18.** Enhance access to recreational facilities and connect open spaces (Actions: 18.1, 18.4) **20.** Revitalise existing communities (Actions: 20.1, 20.2, 20.3) **26.** Deliver infrastructure to support growth and communities (Actions: 26.2, 26.5, 26.6)
2.1 Places are well planned and maximise access to infrastructure and services	**4.** Enhance interregional linkages to support economic growth (Actions: 4.1, 4.2, 4.3, 4.8, 4.9) **18.** Enhance access to recreational facilities and connect open spaces (Actions: 18.1, 18.3, 18.4) **20.** Revitalise existing communities (Actions: 20.1, 20.2, 20.3) **26.** Deliver infrastructure to support growth and communities (Actions: 26.1, 26.4, 26.5)
2.2 The significance of heritage and cultural identify is embraced	**19.** Identify and protect the region's heritage (Actions: 19.1, 19.2)
2.3 The housing stock is high-quality, affordable and provides for a range of accommodation choices	**21.** Create a compact settlement (Actions: 21.1, 21.4, 21.5, 21.6, 21.7) **22.** Promote housing diversity (Actions: 22.1, 22.2, 22.3, 22.5) **25.** Monitor housing and employment supply and demand (Actions: 25.1, 25.3)
3.1 Biodiversity is valued, protected and enhanced	**14.** Protect and connect natural areas (Actions: 14.1, 14.2, 14.3, 14.4, 14.5)
3.2 Development is resilient to hazards and the impacts of climate change	**11.** Manage the ongoing use of natural resources (Actions: 11.1, 11.2, 11.3, 11.4) **13.** Plan for greater land use compatibility (Actions: 13.2, 13.3, 13.4) **16.** Increase resilience to hazards and climate change (Actions: 16.1, 16.2, 16.3)

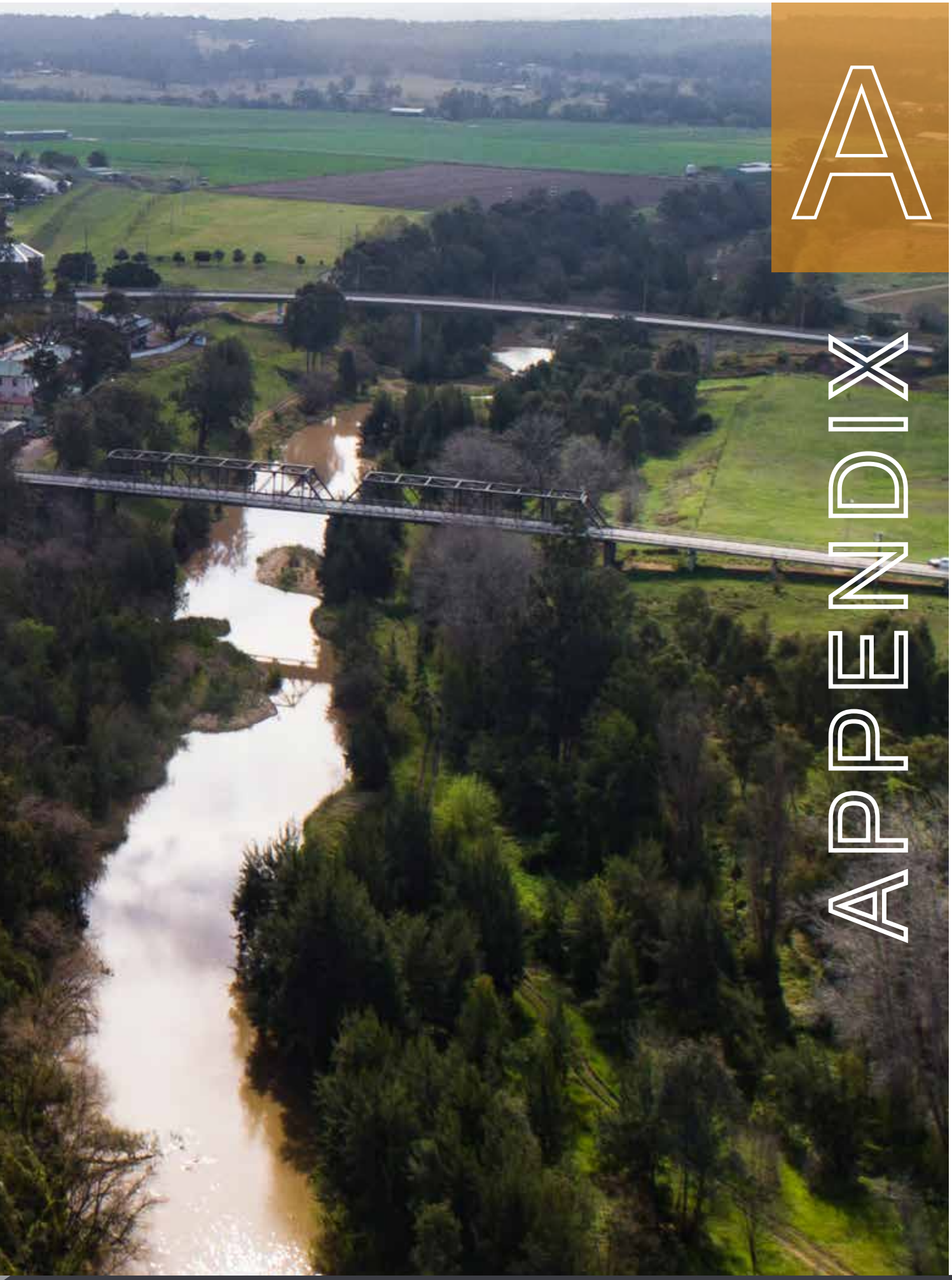
PRIORITY	HRP DIRECTIONS
3.3 Resources are managed efficiently and effectively	**5.** Transform the productivity of the Upper Hunter (Action: 5.6) **11.** Manage the ongoing use of natural resources (Action: 11.3) **13.** Plan for greater land use compatibility (Actions: 13.1, 13.2, 13.3, 13.4) **15.** Sustain water quality and security (Actions: 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7)
3.4 Land rehabilitation outcomes meet the needs of current and future generations	**11.** Manage the ongoing use of natural resources (Actions: 11.1, 11.2, 11.3, 11.4) **13.** Plan for greater land use compatibility (Actions: 13.2, 13.3, 13.4)
3.5 Waste is managed sustainably	**26.** Deliver infrastructure to support growth and communities (Actions: 26.2, 26.4, 26.5)
4.1 The industry base is innovative, resilient and productive	**5.** Transform the productivity of the Upper Hunter (Actions: 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8) **7.** Develop advanced manufacturing, defence and aerospace hubs (Actions: 7.2, 7.3, 7.4, 7.5) **8.** Promote innovative small business and growth in the service sectors (Actions: 8.2, 8.6) **9.** Grow tourism in the region (Actions: 9.1, 9.2, 9.3, 9.4, 9.5) **10.** Protect and enhance agricultural productivity (Actions: 10.1, 10.2, 10.3, 10.4, 10.5, 10.6) **12.** Diversify and grow the energy sector (Actions: 12.1, 12.2, 12.3) **13.** Plan for greater land use compatibility (Actions: 13.1, 13.2, 13.3, 13.4) **24.** Protect the economic functions of employment land (Actions: 24.1, 24.2, 24.4) **25.** Monitor housing and employment supply and demand (Actions: 25.2, 25.3, 25.4)
4.2 Transport infrastructure is protected, efficient and supports economic growth	**4.** Enhance interregional linkages to support economic growth (Actions: 4.1, 4.2, 4.3, 4.10, 4.11) **5.** Transform the productivity of the Upper Hunter (Action: 5.3) **13.** Plan for greater land use compatibility (Action: 13.2) **18.** Enhance access to recreational facilities and connect open spaces (Action: 18.1) **20.** Revitalise existing communities (Actions: 20.1, 20.2) **23.** Grow centres and renewal corridors (Actions: 23.1, 23.2, 23.3, 23.4, 23.5)
4.3 The rural sector is integrated, valued and sustainable	**5.** Transform the productivity of the Upper Hunter (Actions: 5.1, 5.2, 5.4, 5.5, 5.6, 5.8) **9.** Grow tourism in the region (Actions: 9.1, 9.2, 9.3, 9.4, 9.5) **10.** Protect and enhance agricultural productivity (Actions: 10.1, 10.2, 10.3, 10.4, 10.5, 10.6) **11.** Manage the ongoing use of natural resources (Action: 11.3) **13.** Plan for greater land use compatibility (Actions: 13.1, 13.2, 13.3, 13.4)
4.4 The mineral resource industry is productive, accountable and considerate of surrounding land uses	**11.** Manage the ongoing use of natural resources (Actions: 11.1, 11.2, 11.3, 11.4) **13.** Plan for greater land use compatibility (Actions: 13.2, 13.3, 13.4)

ALIGNMENT WITH OTHER PLANS

PRIORITY	OTHER PLANS
1.1 The health and amenity of the community is protected	• Noise Policy for Industry - (NSW EPA) • Rail Infrastructure Noise Guideline - 2017 (NSW EPA) • Upper Hunter Air Quality Monitoring Network Seasonal Newsletters • Approved Methods for the Modelling and Assessment of Air Pollutants on NSW – 2016 (NSW EPA) • Assessing Vibration: A Technical Guideline - February 2006 (Department of Environment and Conservation NSW) • Australian Standard: AS4282:2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia) • Singleton Local Contributions Plan (s7.11 & s7.12) • Singleton Lifestyle Plan for Older People - June 2014 • Housing Strategy (still to be developed) • Singleton Local Contributions Plan (s7.11 & s7.12)
1.2 Accommodation, facility and service provision meets the needs of the aging population	• Singleton Lifestyle Plan for Older People - June 2014 • Housing Strategy (still to be developed) • Singleton Local Contributions Plan (s7.11 & s7.12)
1.3 Youth and younger persons are encouraged to move to and remain in the Singleton LGA, feel included and have access to required skills development, employment opportunities, infrastructure and facilities	• Singleton Youth Strategy 2015-2019 • Singleton Local Contributions Plan (s7.11 & s7.12)
2.1 Places are well planned and maximise access to infrastructure and services	• Singleton Development Servicing Plan – Sewer • Hunter Water Development Servicing Plan – Sewer • Review of Singleton's Urban Stormwater Drainage Systems: Final Report - April 2017 (Cardno Pty Ltd) • Singleton Development Servicing Plan – Water • Hunter Water Development Servicing Plan – Water • Singleton Integrated Water Cycle Management Plan • Housing Strategy (still to be developed) • Precinct Plans (still to be developed) • Singleton Local Contributions Plan (s7.11 & s7.12)
2.2 The significance of heritage and cultural identity is embraced	• Singleton Council Rural Heritage Study - 2010
2.3 The housing stock is high-quality, affordable and provides for a range of accommodation choices	• Housing Strategy (still to be developed) • Precinct Plans (still to be developed)

PRIORITY	OTHER PLANS
3.1 Biodiversity is valued, protected and enhanced	• Upper Hunter Strategic Regional Land Use Plan - 2012
3.2 Development is resilient to hazards and the impacts of climate change	• Singleton Flood Study - Final Report • Wollombi Brook Flood Study - Final Report
3.3 Resources are managed efficiently and effectively	• Singleton Sustainability Strategy 2019-2027 • Upper Hunter Strategic Regional Land Use Plan - 2012
3.4 Land rehabilitation outcomes meet the needs of current and future generations	• Singleton Sustainability Strategy 2019-2027
3.5 Waste is managed sustainably	• Singleton Council Conceptual Design Filling Stages for Dyrring Landfill • Singleton Sustainability Strategy 2019-2027
4.1 The industry base is innovative, resilient and productive	• Singleton Socio-Economic Development Strategy
4.2 Transport infrastructure is protected, efficient and supports economic growth	• New England Highway Singleton Bypass Options Assessment Report - Dec 2016 (NSW Roads & Maritime Authority) • New England Highway Upgrade between Belford and the Golden Highway: Review of Environmental Factors - June 2017 (NSW Roads & Maritime Authority) • Rail Infrastructure Noise Guideline - 2017 (NSW EPA) • Singleton Local Contributions Plan (s7.11 & s7.12)
4.3 The rural sector is integrated, valued and sustainable	• Upper Hunter Strategic Regional Land Use Plan - 2012
4.4 The mineral resource industry is productive, accountable and considerate of surrounding land uses	• Upper Hunter Strategic Regional Land Use Plan – 2012 • Upper Hunter Air Quality Monitoring Network Seasonal Newsletters





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APPENDIX

END NOTES

GLOSSARY

- Active Transport means non-motorised transport involving physical activity such as walking, running, cycling and skating.
- Biodiversity means the complex assortment of plants, animals, micro-organisms and associated communities that exist in nature.
- Biophysical Strategic Agricultural Land means land with high-quality soil and water resources that is capable of sustaining high levels of productivity.
- Brownfield Site means already developed land that has been designated for redevelopment.
- Community Strategic Plan (CSP) means
- Development Application (DA) means an application for consent under Part 4 of the EP&A Act 1979 to carry out development. It is usually lodged with a local council and consists completed forms, detailed plan drawings, studies and other documents as relevant.
- Environmental Planning Instrument (EPI) is a specific form of legislation made under Part 3 of the EP&A Act 1979. EPIs typically set out what land uses are permissible and not permissible in different circumstances and outline the criteria for determining such permissibility.
- Greenfield Site means undeveloped land that is zoned for the purposes of increased development, but has not been developed or is in the process of being developed for such purposes.
- Gross Domestic Product (GDP) means the total market value of all final goods and services produced by an industry, industries or within a geographic location for a given period of time.
- Growth Area means a geographic location that has been designated for the purposes of increased levels of construction or economic activity.
- Growth Corridor means a strip of land that adjoins or is adjacent to a major transport corridor or corridors and is subject to higher than average levels of development growth.
- Hunter Regional Plan (HRP) is a specific type of plan made by the Minister for Planning under Section 3.3 of the EP&A Act 1979. The HRP provide the 20 year vision, goals and directions for planning across the Hunter Region. It provides the basis for strategic planning in the region, having regard to economic, social and environmental matters.
- Investigation Area means a geographic area of land that has been strategically identified for potential development growth, subject to further analysis and confirmation by application of associated LEP provisions.
- Land Use Conflict means a situation whereby incompatibilities exist between the use of land for one purpose and the nearby use of land for another purpose, such that one or both land uses are adversely affected.
- Local Contributions Plan (LCP) is a specific type of plan made under Part 7 of the EP&A Act 1979. Contributions plans have legal status, but are not legislation. They identify where there will be increases in the demand for public infrastructure and facilities as a result of development and provide a mechanism for the levying of monetary contributions and/or dedication of land towards the provision of such infrastructure and facilities.
- Local Environmental Plan (LEP) is a type of EPI. The layout and content of LEPs are required to be consistent with the requirements of the Standard Instrument (Local Environmental Plans) Order 2006.
- Local Strategic Planning Statement (LSPS) is a specific type of plan made under Section 3.9 of the EP&A Act 1979, which provides the 20 year vision for land use in a LGA or other such Council area as appropriate. It provides the basis for strategic planning in the area, having regard to economic, social and environmental matters.
- Planning Priority means a key focus area or action that, if addressed or undertaken, will help achieve the desired vision for a LGA or other such Council area as appropriate.
- Public Domain means public spaces that are used with little or no restriction on a daily basis by the community, including parks, plazas, streets and public infrastructure.
- Rehabilitation means the process of returning land to some degree of its former state, following disturbance or damage to that land.
- Statutory Framework means the rules, laws, regulations and governance provisions, which set the administrative context in which persons and organisations must operate.
- Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- Urban Growth Area means a Greenfield site or investigation area that has been identified in a current planning strategy as being appropriate for expansion of residential and/or business development by Council or State government.
- Viticulture means the cultivation of grape vines, especially for the purposes of wine-making.

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ATTACHMENTS

A1 | CONSIDERATIONS FOR PLANNING PROPOSALS

Notwithstanding any other requirements for planning proposals, the matters listed in the table below are to be addressed by planning proposals subject to the Singleton Local Strategic Planning Statement.

#	CONSIDERATION
1	Where a LEP amendment proposal seeks to change the land use zone (or zones) applying to the land or change the minimum lot size provisions applying to the land, the proposal is to demonstrate how it is consistent with the concept minimum lot size and growth area type; and show how it contributes to delivery of the established projected lot yield for the area.
2	Where a LEP amendment proposal applies to land within a designated Local Character Precinct, the proposal is to demonstrate how it is consistent with any relevant local character statement and associated outcomes for the precinct.
3	Where a LEP amendment proposal applies to land that is not within a Strategic Growth Area identified by the Local Strategic Planning Statement; and it seeks to change the land use zone (or zones) applying to the land or change the minimum lot size provisions applying to land, the proposal is to demonstrate how it will deliver land use or development outcomes that are not already provided for by the Strategic Growth Areas or by existing available zoned land.
4	Where a LEP amendment would enable development that would require connection to water, sewer or stormwater infrastructure; the LEP amendment proposal is to be supported by sufficient study information to demonstrate that development of the land for the intended future purpose(s) is economically feasible in terms of the infrastructure provision and any other up-front development costs.
5	Where a LEP amendment proposal applies to land that is not within a Strategic Growth Area and seeks to change the LEP provisions applying to the land for the purposes of increasing development potential, the proposal is to be supported by independent study information that evaluates the strategic merit of the site(s) subject of the proposal, within the context of alternative potential sites.
6	Where a LEP amendment proposal seeks to change the land use zone (or zones) applying to the land or change the minimum lot size provisions applying to land, the proposal is to demonstrate that it will not constrain or restrict access to viable mineral resources.

7	Where a LEP amendment proposal seeks to change the land use zone (or zones) applying to the land or change the minimum lot size provisions applying to land, the proposal is to demonstrate that it will not adversely impact upon productive agricultural land.
8	Where a LEP amendment proposal seeks to change the land use zone (or zones) applying to the land or change the minimum lot size provisions applying to land, the proposal is to demonstrate how it is compatible with the surrounding existing and/or planned land uses and lot sizes in the area.
9	Where a LEP amendment proposal seeks to change the land use zone (or zones) applying to the land or change the minimum lot size provisions applying to land, the proposal is to demonstrate that it will not adversely impact upon biodiversity corridors established by the Local Strategic Planning Statement.
10	Where a LEP amendment proposal seeks to change the land use zone (or zones) applying to the land or change the minimum lot size provisions applying to land, the proposal is to demonstrate that community values relevant to the proposal and the locality have been properly identified and considered and that the respective proposal will have positive impacts (or at least not have unreasonable adverse impacts) in relation to such values.
11	Where a LEP amendment proposal would provide for development of land such that it has the potential to disturb or harm biodiversity or natural resources, adequate justification is to be provided in consideration to alternative options to the disturbance or harm.

A2 | CONSISTENCY WITH MINISTERIAL DIRECTIONS

The objectives of the Section 9.1 Ministerial Directions listed in the table below were considered in the preparation of the Local Strategic Planning Statement. A planning proposal may be inconsistent with the terms of these ministerial directions where it is demonstrated that the inconsistency is provided for by the Singleton Local Strategic Planning Statement.

#	MINISTERIAL DIRECTION
1	EMPLOYMENT + RESOURCES
1.1	Business and Industrial Zones
1.2	Rural Zones
1.5	Rural Lands
2	ENVIRONMENT AND HERITAGE
2.1	Environment Protection Zones
2.4	Recreation Vehicle Areas
3	HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT
3.1	Residential Zones
3.2	Caravan Parks and Manufactured Home Estates
3.4	Integrating Land Use and Transport
3.5	Development Near Regulated Airports and Defence Airfields
3.6	Shooting Ranges
4	HAZARD AND RISK
4.1	Acid Sulfate Soils
4.2	Mine Subsidence and Unstable Land

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